Strategic Employment Site Assessment Technical Document



# Appendix F: Full Strategic Employment Site Assessments

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

#### **PASSES**

Site Details				
Ref No	NLP008			
Site Name	Land at Hitchin Road			
Site Address	Shefford, SG17 5JD			
Settlement	Clifton			
Size	ze Submitted Developable Area: 14.34 ha			
	Submitted Whole Site Area: 14.34 ha			
	Measured GIS Area: 14.4618 ha			
Proposed Use	A mixed commercial development with storage, industrial and office facilities.			
Additional Info				
Мар	A507  A507			

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT			
This st	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
Provis	Provisional Site Capacity			
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate over 40,000 sqm employment floorspace	
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3	
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0%	
Nation	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations	
5	Is more than 50% of the site located within	No	The site is not covered by an AONB	

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> Use a plot ratio of 40%.

the Area of Outstanding Natural Beauty?	
Does the site continue to the next stage (yes answers	Yes
to questions 1, 4, or 5 prevent progression to the next	
stage)?	

	STAGE 1B ASSESSMENT				
This st	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent				
judgen	judgement should be used to assess if the site progresses to the next stage.				
Critica	Critical Infrastructure				
6	Can the site meet the <b>critical</b>	G	The site is located at the junction of Hitchin Road and		
infrastructure requirements that will			the A507; there is an existing access road. Infrastructure		
	enable delivery <sup>4</sup> for employment?		delivery will involve the improvement and extension of		
	- , ,		existing roads.		
Does the site continue to next stage?		Yes			

#### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** 7 What is the existing use of the site? G 100% greenfield Would the existing use limit the development potential? Is the land controlled by a developer or land The land owner has expressed an intention to develop 8 owner who has expressed an intention to the site develop the site? 9 Are there any legal or ownership problems G No issues that could delay or prevent development? If Yes, can these issues realistically be overcome? 10 Does the site already have planning G No planning permission permission for the proposed use?<sup>5</sup> Does the site continue to next stage?

STAGE 1D ASSESSMENT  Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.				
Green				
11	Is the site located within the Green Belt?	No	Site not covered by the green belt	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A	
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?			
Does	the site continue to next stage?		Yes	

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** 14 Is the site Previously Developed Land in R The site is 100% Greenfield land. accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** N/A The site is not located within a designated applicable in designated areas) Neighbourhood Planning area. Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** No n/a Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** Are there any physical constraints or G 17 The site has no significant physical constraints which permanent features which would mean that would restrict development of the site. less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines. **Relationship to Settlements** Not applicable for sites which adjoin The site is not located adjacent to an existing settlement. 18 n/a Significant Facilities in the Countryside<sup>6</sup>. There are no significant historic or distinctive Would development of the site be characteristics within vicinity of the site which may be complimentary to the existing settlement affected by development. pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form? **Agricultural Land Quality** Would the development impact on high 100% Grade 2: Very good quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R)

# STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services 20 Distance to Town centre/ Local Centre: Over 5km (R) 2km to 5km (A)

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	Under 2km (G)		
21	Distance to bus stops with a frequent service:  Less than 400m (G)  400m-800m (A)  Over 800m (R)	R	Approx 1km to nearest bus stops in Shefford
22	Distance to nearest train station:  Less than 800m (G)  800m-1200m (A)  Over 1200m (R)	R	Approx 3.3km to Arlesey train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)		The site is adjacent to the A507; and, approximately 9km from the A1 and the A6.
	age and Flooding (All sites subject to Seque		
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	A	Existing downstream flooding problems associated with the watercourse in New Road. Development must not exacerbate this and betterment achieved wherever possible.
Envir	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	Adj factory/works
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Residential receptors are in close near but appropriate uses, site location and it would be possible to deliver the development
Envir	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A	Very <b>limited</b> capacity for low key development only. Rural, open site especially to north east, longer ranging views from rural setting; any development would need to be in keeping in scale, form and character with nearby existing built form and include landscape mitigation appropriate in planting character to landscape setting.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site is considered to have low archaeological potential.  No objection to allocation.  The site is considered to have low archaeological potential and therefore the Archaeology Team have no objection to its allocation.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Potential impact on farmland species, opportunities for enhancement.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G	No aspirations identified in Parish GI plans for Clifton / Shefford.  Leisure comments No loss of LS open space. Not adj to any Leisure Strategy sites. Near to Samuel Whitbread Academy Sch Rugby Pitches and Memorial Rec Gnd.

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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

Mine	Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues	
Planning History				
What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)			No known relevant planning applications at this site. The site has not been allocated to previous Allocation Plans.	
Does the site continue to next stage?		Yes		

# **STAGE 2 ASSESSMENT CONCLUSION**

The site is considered suitable to accommodate the proposed development. Landscape impacts should be considered when determining the type and scale of development. Development should be minimised at the north east to protect views and appropriate mitigation with planting incorporated into development. The site is considered to have no overriding constraints to development and therefore passes stage 2.

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achi	Achievability			
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		0 – 5 years (deliverable)	
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years	
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)	
Mark	et Signals			
36	Are there any market factors which would affect deliverability?	A	Market signals suggest that office development is only currently viable in major towns and cities, or strong out-of-town locations. The demand for office space in Central Bedfordshire is generally weak, with occupiers preferring to locate in nearby Milton Keynes or Luton. There is evidence of a market for small industrial uses in this area	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	There are very few employment uses near this site. There is the local Henlow Industrial Estate and the industrial estates in the nearby villages of Shefford and Arlesey. Generally, there is a low vacancy rate and rents which have increased in recent years. This suggests a demand for these small scale industrial uses. There is no office market in this area, suggesting that there is no need for one.	
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?  the site pass this stage?	A	This proposal is for a mixed commercial development of storage, industrial and office. Considering the market conditions, light industrial uses would be more suitable in this location than offices, as these do tend to locate in the towns/villages.  Yes	

# SUMMARY – to inform the summary spreadsheet

# Does the site pass the assessment?

Yes

The site is considered suitable to accommodate the proposed development. Market signals indicate that, considering the market conditions, light industrial uses would be more suitable in this location than offices. This site passes stage 3 and therefore is recommended for employment allocation in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

# **PASSES**

Site Details					
Ref No	NLP034				
Site Name	Land at Bedford Road, Husborne Crawley				
Site Address	MK43 OUT				
Settlement	Husborne Crawley				
Size Submitted Developable Area: 14.49 ha Submitted Whole Site Area: 14.49 ha					
	Measured GIS Area: 14.5901				
Proposed Use	A mixed commercial development with storage, industrial and office facilities.				
Additional Info	The development of employment land will complement the existing Crawley Crossing distribution site across the road, and the Marston Gate Distribution Centre at the opposite side of the M1.				
Мар	Ferrence plant  Out to take				

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT			
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
Provisional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of	No	The site can accommodate 40,000 sqm employment floorspace	
	floorspace? <sup>2</sup>			
Flood	Risk (All sites which reach Stage 2 will be sub		the Sequential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	11.7% in FZ 2/3	
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0.5%	
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB	
<b>Does the site continue to the next stage</b> (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?		Yes		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critica	Critical Infrastructure		
6	Can the site meet the <b>critical</b>	G	The site is located at junction 13 of the M1, and benefits
infrastructure requirements that will			from this existing strategic network. Local access would
	enable delivery <sup>4</sup> for employment?		need to be created.
Does the site continue to next stage?		Yes	

# STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

	Thomgone Judgoment driedle be deed to decede it the one progresses to the next stage.			
Availa	Availability			
7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield	
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowner is interested in developing the site	
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues	
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions	
Does the site continue to next stage?			Yes	

### STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.

Intelligent judgement should be used to assess if the site progresses to the next stage.

# Greenbelt

Orec	cember			
11	Is the site located within the Green Belt?	No	No green belt coverage	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A	
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A	
Does	the site continue to next stage?		Yes	

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

# **STAGE 2A ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

# **Previously Developed Land**

14 Is the site Previously Developed Land in R The site is 100% Greenfield land.

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

			<u>,                                      </u>
	accordance with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Com	munity		
15	Neighbourhood Planning (only	N/A	The site is not located within a designated
	applicable in designated areas)		Neighbourhood Planning area.
	Is the site identified as an employment		
	allocation in an emerging Neighbourhood		
	Plan?		
16	Community Consultation	No	n/a
	Has any community consultation taken		
	place? If yes, provide brief details on the		
	form this consultation took and any overall		
	community response.		
_	ical Constraints		
17	Are there any physical constraints or	G	The site has no significant physical constraints.
	permanent features which would mean that		
	less than 40% of the site was developable?		
	For example, pylons, gas works, sewage		
	treatment works, topography or wind		
	turbines.		
	ionship to Settlements	,	
18	Not applicable for sites which adjoin	n/a	The site is not located within close proximity to an
	Significant Facilities in the Countryside <sup>6</sup> .		existing settlement. There are no historic or unique
	Would development of the site be		characteristics within proximity to the site which may be
	complimentary to the existing settlement		affected by development.
	pattern and would it have a negative impact		
	on any historic unique or distinctive		
	characteristics of the settlement's built or		
	natural form?		
	ultural Land Quality		
19	Would the development impact on high	Α	100% Grade 3: Good to moderate
	quality agricultural land?		
	<ul> <li>50% or more in non-agricultural</li> </ul>		
	land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5</li> </ul>		
	(A)		
	<ul> <li>50% or more in Grade 1, 2 or 3a</li> </ul>		
	(R)		

STAC	GE 2B ASSESSMENT					
	This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement					
shoul	d be used to assess if the site progresses to	the next	stage. Answers to Q's 25 – 33 will be supplied by CBC.			
Trans	sport and Access to Services					
20	Distance to Town centre/ Local Centre:  • Over 5km (R)	R	7.7km to Ampthill and Flitwick town centres			
	<ul><li>2km to 5km (A)</li><li>Under 2km (G)</li></ul>					
21	Distance to bus stops with a frequent service:	R	There are bus stops 1km away at Ridgmont			
	<ul><li>Less than 400m (G)</li><li>400m-800m (A)</li></ul>					
	Over 900m (P)					

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

00	I District to the second of the	۱ ۵	The contract of the Alice (Pt.)
22	Distance to nearest train station:  Less than 800m (G)  800m-1200m (A)  Over 1200m (R)	A	There is a train station 1km away at Ridgmont
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent the M1, located at junction 13.
Drain	age and Flooding (All sites subject to Seque	ential <sup>1</sup>	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	A	Minor areas of Zones 2 & 3 on northern boundary. May limit access and egress, needs to be demonstrated for development to be achievable.
Envir	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues identifiable
Envir	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Very limited capacity for Development – Despite presence of M1 junction, this is a rural vale important as the foreground to the Greensand Ridge at Aspley Guise.  Largescale building e.g. B8 would be unacceptable – development would block key views to Greensand Ridge. Important that open views are maintained from Brogborough Hill. Site contributes to the openness of the Vale. Views from M1 and railway important. Any built form would need to be small scale – site is not comparable to Marston Gate. Warehousing at Crawley detracts from Greensand location and should not be considered an acceptable site to extend from. Vale landscape of Aspley Triangle important in own right-this area assessed in detailed LCA as Moderate –High sensitivity. Would need to accommodate BMK Canal park. Landscape not appropriate for dense screening – this is an open landscape with a framework of hedges.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  This site lies within a landscape that contains multiperiod archaeological remains (identified on the CBC Historic Environment Record). Archaeological remains would not prevent allocation or development providing
			that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

	What would the impacts of development be		habitats & corridors hedges / ditches & CWS. With such
	on any biological, geological or ecological		a large new development potential to plan well for
	assets and are there any opportunities for		positive ecological gains and network enhancements.
	their enhancement?		Potential impact on farmland species.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R	Parish GI plan identifies this as an area of sensitive landscape that needs to be protected – important in views from Brogborough Hill, and forms the foreground setting to the Greensand Ridge. Site takes in route of B&Mk Waterway Park. Development would be expected to deliver, and be designed to relate positively to the B&MK Waterway Park.  Leisure comments No loss of LS open space.
			Not near to any LS sites. Further afield: Holcot Wood and Aspley Wood.
Miner	rals and Waste		Turther affeld. Holeot Wood and Aspley Wood.
31	What would the impacts of development be	G	No issues
31	on safeguarded minerals and waste sites,	٦	INU ISSUES
	including mineral safeguarding sites?		
Plann	ling History	<u> </u>	
32			No known relevant planning applications at this site
32	What is the sites planning history? (For		No known relevant planning applications at this site.
	example planning applications and		The site has not been allocated to previous Allocation Plans.
	submissions to previous Allocations Plans)		
Does	the site continue to next stage?		Yes

# STAGE 2 ASSESSMENT CONCLUSION

Site is considered appropriate to accommodate the proposed development. Strategic location adjacent to M1 is highly suitable for commercial development. The site therefore passes stage 2. However, development should be sensitive to landscape character (i.e. in scale and massing). Development should relate positively to M&BK Waterway.

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		0 – 5 years	
34	Considering the size of the site, what is the indicative build out time?		0 - 5 years	
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium term (5 – 10 years)	
Mark	et Signals			
36	Are there any market factors which would affect deliverability?	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at	

			new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	Junction 13 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable.
Does	the site pass this stage?		Yes

# SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

Yes

The site is considered suitable to accommodate the proposed development with no overriding constraints. The site is positioned in a strategic location for distribution uses. Market signals indicate there is evidence of a strong distribution market in the local area. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable.

This site passes stage 3, and is therefore recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

# **PASSES**

Site Details				
Ref No	NLP054			
Site Name	Land at Marston Moretaine and Lower Shelton			
Site Address	Land either side of Beancroft Road, Marston Moretaine MK43 0QE			
Settlement	Marston Moretaine			
Size Submitted Developable Area: 182 ha				
	Submitted Whole Site Area: 182 ha			
	Measured GIS Area: 185.3904 ha			
Proposed Use	The development of a new settlement of 2000 or more dwellings, aligned with employment			
	provision, local centre, community facilities, open space, school facilities.			
Additional Info	Residential development at 30 dpha. The proportion of employment floorspace will be			
	dependent on site allocation.			
Мар	Wood Grand Upper-Shelton  Marson Hill  Lower Shelt			

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

0740	E 4 4 400E00MENT					
	STAGE 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provis	sional Site Capacity					
1	Does the submitted Developable Area indicate that the site is likely to	No	The site can accommodate 40,000 sqm employment.			
	accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>					
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3			
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 8.1%			
Nation	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations			
5	Is more than 50% of the site located within	No	The site is not covered by an AONB			

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> Use a plot ratio of 40%.

the Area of Outstanding Natural Beauty?	
Does the site continue to the next stage (yes answers	Yes
to questions 1, 4, or 5 prevent progression to the next	
stage)?	

STAG	E 1B ASSESSMENT		
This st	tage of the assessment rules out sites that are	not ab	le to meet their critical infrastructure needs <sup>3</sup> . Intelligent
judger	ment should be used to assess if the site progre	esses t	to the next stage.
Critica	Critical Infrastructure		
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	Highway infrastructure of the A421 has been completed, this would enable suitable and adequate access to the site.
Does the site continue to next stage?			Yes

#### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** 7 What is the existing use of the site? G 100% Greenfield Would the existing use limit the development potential? Is the land controlled by a developer or land G 8 Landowner intent on developing site owner who has expressed an intention to develop the site? 9 Are there any legal or ownership problems G No issues that could delay or prevent development? If Yes, can these issues realistically be overcome? 10 Does the site already have planning G No planning permissions permission for the proposed use?<sup>5</sup> Does the site continue to next stage?

Consu	STAGE 1D ASSESSMENT  Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.				
Green	nbelt		· ·		
11	Is the site located within the Green Belt?	No	Not covered by the Green Belt		
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A		
Does	the site continue to next stage?		Yes		

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** Is the site Previously Developed Land in R The site is 100% Greenfield land. accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** N/A The site is not located within a designated applicable in designated areas) Neighbourhood Planning area. Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** No n/a Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** Are there any physical constraints or G 17 The site has no significant physical constraints. permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines **Relationship to Settlements** Not applicable for sites which adjoin 18 R The site is located adjacent to the village of Lower Significant Facilities in the Countryside<sup>6</sup>. Shelton, and within close proximity to Marston Mortaine Would development of the site be and Upper Shelton. complimentary to the existing settlement There are a number of identified heritage assets on, or pattern and would it have a negative impact within a direct adjacency to the defined site boundaries: on any historic unique or distinctive Beacroft Farmhouse (Grade 2) characteristics of the settlement's built or Charity Farmhouse (Grade 2) natural form? Lower Wood End Farmhouse (Grade 2) The Sugarload (Grade 2) Lower Roxhill Farmhouse (Grade 2) **Agricultural Land Quality** Would the development impact on high Α 100% Grade 3: Good to moderate quality agricultural land? 50% or more in non-agricultural 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a (R) STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 - 33 will be supplied by CBC. **Transport and Access to Services** Distance to Town centre/ Local Centre: R 6.4km to Ampthill town centre 20

Over 5km (R) 2km to 5km (A) Under 2km (G)

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

22	Distance to bus stops with a frequent service:  • Less than 400m (G)  • 400m-800m (A)  • Over 800m (R)  Distance to nearest train station:  • Less than 800m (G)  • 800m-1200m (A)  • Over 1200m (R)	G R	There are bus stops within 400m of the site on Lower Shelton Road  Milbrook is 3km away from the site
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is adjacent to the A421, approx. 5.8km from the M1.
Drain	age and Flooding (All sites subject to Seque	ential 7	Гest)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	A	Significant overland flow path on eastern side of the site, will limit development layout. Exceedance routes need to be considered and development must not alter existing drainage patterns so that risk on/off site would be increased.
	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Proportion of employment / industrial space suitable with appropriate positioning within the development
Envir	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A/G	This is a large site with a context of linear villages and farmsteads. Scope for development close to A421 corridor and to east of Beancroft Road. Rural open farmland, with adjacent nationally significant woodland at Marston Thrift. Important to maintain views of rising ground to north west. Opportunity to integrate development within wooded framework to create sense of place within FMV. Low density development in keeping with scale of village appropriate, not B8. Land west of Beancroft Road unacceptable as integral to rural setting of Cranfield- well hedged farmland and wooded foothills on slopes of west Bedfordshire clay ridge.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  This site lies within a landscape that is known to contain multi-period archaeological remains and contains a number of cropmarks (recorded on the CBC Historic Environment Record) likely to be of archaeological origin. It also lies within the wider setting of the Moat Farm, Cranfield Scheduled  Monument. This site has archaeological potential.  Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented and the development does not cause substantial harm to the setting of the Scheduled

 $<sup>^{7}</sup>$  The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

			Monument. Any planning submission would need to be
			accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Consideration must also be given to the impact of the proposals on the setting of the Scheduled Monument (required by paras 132 - 134 of the NPPF). Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	Land SW. Beancroft Rd more sensitive. Adj SSSI/ CWS and GCN habitat. Retain and buffer existing ditch and hedge corridors.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A	Within FoMV, would require 30% woodland cover. Adjacent to Marston Thrift – would need buffering. Extensive RoW network in area. Parish GI plan identifies much of the site for preserving the area as inappropriate for building.
			Leisure comments No loss of LS open space. Near to Marston Vale Millennium Country Park, Rectory Wood and Upper Shelton Sch, Bedford Road Rec Gnd and Green Corridor to Denton Farm.
Minera	als and Waste		and Green Comdor to Denton Fami.
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planni	ng History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No known relevant planning history on site. The site has not been allocated to previous Allocation Plans. However, there are a number of recently granted planning applications within proximity of the site: CB/11/04445/OUT – Land to the south of the A421 - allocated for mixed uses (Policy MA4) comprising 125 dwellings and employment uses. Permission granted. Development under construction. CB15/00209/OUT – Land to the south of the A421 – Up to 365 residential dwellings and up to 0.42ha B1, A1/A2/A3 and D1 use. Outline consent granted in December 2015.
Does	the site continue to next stage?		Yes

# **STAGE 2 ASSESSMENT CONCLUSION**

The site is considered suitable to accommodate the proposed development for residential led mixed use development. The site therefore passes stage 2. Commercial development however will need to be appropriately placed to avoid adverse impacts on residential occupants and scale dependent on location within the site. Further, due to the landscape sensitivity of the site, B8 uses are not considered appropriate in this location.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability				
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		6 – 15 years. Should an allocation be forthcoming, an outline planning permission will need to be obtained		
34	Considering the size of the site, what is the indicative build out time?		More than 15 years		
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)		
Marke	et Signals				
36	Are there any market factors which would affect deliverability?	G	This site is located near a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.		
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Marsh Leys Industrial Estate, which specialises in distribution. As well as the Woburn Road Industrial Estate, with a selection of offices and light industrial uses. Throughout the mix of uses there is generally a low vacancy rate. The majority of employment uses do tend to be located near Bedford towards the north of the site, as this location near the main centre is attractive to offices and light industrial uses.		
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	This proposal is for a mixed use residential scheme with employment provision. It is likely that this will be small scale offices, which there is less of a market for in this area. However, with the additional residential uses there may be scope for this to work.		
Does t	the site pass this stage?		Yes		

# SUMMARY - to inform the summary spreadsheet

Does the site pass the assessment?

Yes/ No

The site is considered suitable to accommodate the proposed development with no overriding constraints. The site is located in a strategic location for distribution uses. The proposals comprise residential led development with employment provision. This is likely to be small scale officers, which there is less of a market for in this area. However, with the additional residential uses there may be scope for this to work.

The site passes stage 3, and is therefore recommended for employment allocation in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach

- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

### **PASSES**

Site Details	
Ref No	NLP074
Site Name	Checkley Wood Garden Village
Site Address	New settlement north of Leighton Buzzard, LU7 9LA
Settlement	Heath and Reach
Size	Submitted Developable Area:
	Submitted Whole Site Area:
	Measured GIS Area: 364.8941 ha
Proposed Use	Mixed use development of approximately 4,500 homes, employment (11.8 ha of land proposed for this use) and a major tourism facility around the existing lakes.
Additional Info	proposed for this use) and a major tourism racility around the existing takes.
Map	Potsgrove
•	

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAC	GE 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
	sional Site Capacity					
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment			
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	4.3% in FZ 2/3			
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 2.9%			
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site includes the Nine Acres Pit SSSI, which is 20.42 ha, and only accommodates 6% of the site.			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB			
<b>Does the site continue to the next stage</b> (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?		Yes				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.						
Critica	al Infrastructure					
6	Can the site meet the <b>critical</b>	G	The development involves the Heath & Reach bypass			
	infrastructure requirements that will which would be a major benefit to the area, as well as					
	<b>enable delivery</b> for employment? significant improvements to the existing road network.					
Does the site continue to next stage?			Yes			

#### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** 7 What is the existing use of the site? Α Approximately 50% greenfield and 50% guarries and Would the existing use limit the associated land. The land will be damaged following development potential? quarrying. 8 Is the land controlled by a developer or land G Landowner is intent on developing the site owner who has expressed an intention to develop the site? 9 Are there any legal or ownership problems G No issues that could delay or prevent development? If Yes, can these issues realistically be overcome? 10 Does the site already have planning G No planning permissions permission for the proposed use?<sup>5</sup> Does the site continue to next stage? Yes

STAG	STAGE 1D ASSESSMENT					
	Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of					
	Belt. This section records the findings of the S					
	gent judgement should be used to assess if the	site pr	ogresses to the next stage.			
Greer	nbelt					
11	Is the site located within the Green Belt?	Yes	100%			
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	Approximately 40% of the site is located within Green Belt Area H and HAR2. HAR2 is considered to make a relatively weak contribution to the green belt.			
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  Yes  The site is well connected to the A5 and its development would not impact the Green Belt directly surrounding Leighton Buzzard.					
Does	the site continue to next stage?		Yes			

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

# **STAGE 2A ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

as a w	hole using planning balance.		· ·		, and the second	
Previo	ously Developed Land					
14	Is the site Previously Developed Land in	Α	Approximately 50%	6 greenfiel	d and 50% qua	rries and

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	accordance with the NPPF definition?  • 76% - 100% (G)		associated land.
	<ul> <li>26 - 75% (A)</li> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Comr	nunity	<u> </u>	
15	Neighbourhood Planning (only	n/a	n/a
	applicable in designated areas)	11,0	1,70
	Is the site identified as an employment		
	allocation in an emerging Neighbourhood		
	Plan?		
16	Community Consultation	No	n/a
	Has any community consultation taken		
	place? If yes, provide brief details on the		
	form this consultation took and any overall		
	community response.		
	cal Constraints		
17	Are there any physical constraints or	R	The Nine Acres Pit SSSI, which is 20.42 ha,
	permanent features which would mean that		accommodates 6% of the site.
	less than 40% of the site was developable?		
	For example, pylons, gas works, sewage		
	treatment works, topography or wind turbines.		
Polati	onship to Settlements		
18	Not applicable for sites which adjoin	n/a	The site is not located directly adjacent to an existing
10	Significant Facilities in the Countryside <sup>6</sup> .	II/a	settlement.
	Would development of the site be		Sottlement.
	complimentary to the existing settlement		
	pattern and would it have a negative impact		
	on any historic unique or distinctive		
	characteristics of the settlement's built or		
	natural form?		
Agric	ultural Land Quality		
19	Would the development impact on high	G	100% Non-agricultural land
	quality agricultural land?		
	<ul> <li>50% or more in non-agricultural</li> </ul>		
	land (G)		
	• 50% of more in Grade 3b, 4 or 5		
	(A)		
	• 50% or more in Grade 1, 2 or 3a		
	(R)		
STAG	E 2B ASSESSMENT		

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement

should	should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.						
Transport and Access to Services							
20	Distance to Town centre/ Local Centre:  Over 5km (R)  2km to 5km (A)  Under 2km (G)	A	3.8km to Leighton Buzzard town centre				
21	Distance to bus stops with a frequent service:  • Less than 400m (G)  • 400m-800m (A)  • Over 800m (R)	R	Approx. 1.6km from bus stops in Heath and Reach.				
22	Distance to nearest train station:  Less than 800m (G)  800m-1200m (A)  Over 1200m (R)	R	Approx. 5km to Leighton Buzzard train station				

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		T ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R	The site is adjacent to the A5, and is approx. 9km from Junction 13 of the M1.
Draina	age and Flooding (All sites subject to Seque	ential T	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	А	Large site – should consider strategic suds/attenuation across the site and splitting this into drainage catchments.
	onmental Health	T -	
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Various landfills / pits and industrial uses
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Some receptors and appropriate positioning of uses required.
Enviro	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable; relatively open landscape character, strong visual relationship with more elevated historic estate landscapes to east.  Limited information on location and character of employment site/s, suggested location given adjoining A5. Strong concerns re. visual impact of any development within site context and impact on wider valued more elevated, historic estate / farmland landscapes associated with Woburn, Battlesden and Potsgrove especially to east / south east, and including important recreational access / amenity.  Landscape character primarily open, rolling, arable farmland defined by hedgerows with limited native woodland cover to site surrounds and east; mitigation of any development and in keeping with local landscape / planting character cannot be assured
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site contains archaeological earthworks and has potential. This would not prevent allocation provided appropriate mitigation was undertaken.  This area includes a current minerals extraction site but not all of the land has been worked. It also includes well preserved medieval archaeological earthworks and high status Roman remains are known to have been recovered from one of the quarries (Double Arches). The presence of archaeological remains does not prevent allocation and development, however, preservation in situ of the medieval earthworks may be required. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation (of the unworked parts of the site) and a survey of the earthworks to satisfy para 128 of the NPPF. The requirements of paras 135 and 136 of the NPPF should would have to be into account with reference to the earthworks. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological	R/A	Huge area in NIA. Old minerals sites represent key strategic opportunities for biodiversity.

 $<sup>^{7}</sup>$  The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

A	assets and are there any opportunities for their enhancement?		
Minerals and Waste  31 What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  Planning History  32 What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)  Extensive planning history relating to Double Arches Quarry and Wind Turbines. Recent / relevant applications as follows:  CB/16/00232/FULL - Demolition of existing buildings/structures, removal of containers and erection of replacement commercial units, associated works and provision of 11 pitches for Travelling Showpeople. Pending decision.  CB/14/00556/FULL - Construction of additional access road from A5 to Double Arches wind turbine including improvements to existing farm access on the A5. Approved 14 / 04 / 2014.  CB/10/03034/FULL - Erection of a 2.3 MW wind turbine (108m high to top of hub, 149m high to tip of rotor) including access and associated infrastructure.	Open space/leisure and GI assets Are there any potential conflicts with open	A	No parish GI plan for area.  Leisure comments No loss of LS open space. Direct impact as adj to Kings Wood LNR, Rammamere Heath, Rushmere Country Park and Shenley Hill Plantation. Near to Bryants Lane Sports Ground, Bird's Hill/Linslade Road Allotments, Thrift Road Recreation Ground, Oak Bank School (Outdoor Sport), Heathwood Lower School Cotefield Drive (Outdoor Sport), Van Dyke Upper School & Community College (Outdoor Sport) and Gilbert
on safeguarded minerals and waste sites, including mineral safeguarding sites?  Planning History  What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)  Extensive planning history relating to Double Arches Quarry and Wind Turbines. Recent / relevant applications as follows:  CB/16/00232/FULL - Demolition of existing buildings/structures, removal of containers and erection of replacement commercial units, associated works and provision of 11 pitches for Travelling Showpeople. Pending decision.  CB/14/00556/FULL - Construction of additional access road from A5 to Double Arches wind turbine including improvements to existing farm access on the A5. Approved 14 / 04 / 2014.  CB/10/03034/FULL - Erection of a 2.3 MW wind turbine (108m high to top of hub, 149m high to tip of rotor) including access and associated infrastructure.	Minerals and Waste		migrania middle com (Canadon Oponiy):
What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)   The site has not been allocated to previous Allocation Plans.	on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	
example planning applications and submissions to previous Allocations Plans)  Plans.  Extensive planning history relating to Double Arches Quarry and Wind Turbines. Recent / relevant applications as follows:  CB/16/00232/FULL - Demolition of existing buildings/structures, removal of containers and erection of replacement commercial units, associated works and provision of 11 pitches for Travelling Showpeople. Pending decision.  CB/14/00556/FULL - Construction of additional access road from A5 to Double Arches wind turbine including improvements to existing farm access on the A5. Approved 14 / 04 / 2014.  CB/10/03034/FULL - Erection of a 2.3 MW wind turbine (108m high to top of hub, 149m high to tip of rotor) including access and associated infrastructure.			
Does the site continue to next stage? Yes	example planning applications and submissions to previous Allocations Plans)		Plans.  Extensive planning history relating to Double Arches Quarry and Wind Turbines. Recent / relevant applications as follows:  CB/16/00232/FULL - Demolition of existing buildings/structures, removal of containers and erection of replacement commercial units, associated works and provision of 11 pitches for Travelling Showpeople. Pending decision.  CB/14/00556/FULL - Construction of additional access road from A5 to Double Arches wind turbine including improvements to existing farm access on the A5. Approved 14 / 04 / 2014.  CB/10/03034/FULL - Erection of a 2.3 MW wind turbine (108m high to top of hub, 149m high to tip of rotor) including access and associated infrastructure. Approved 02 / 08 / 2011

# **STAGE 2 ASSESSMENT CONCLUSION**

The site is considered appropriate to accommodate the proposed development. The largest constraints are the location of the site Green Belt, and impact on landscape. The proposed tourism facility at Woburn Lakes provides opportunity for ecological mitigation and enhancement and infrastructure improvements would improve accessibility. Given appropriate layout and mitigation, there are considered to be no overriding constraints to development. Site passes stage 2.

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	vability	
33	When can the scheme realistically	0 – 5 years (deliverable)

	1		
	commence delivery?		
	0 to 5 years (deliverable)		
	6 to 10 years		
	• 11 to 15 years		
	• 15 to 20 years		
	Outside Plan Period		
34	Considering the size of the site, what is the		10 – 15 years
	indicative build out time?		
35	What is a realistic timeline for the		Long (15+ years)
	deliverability of the site? Short (0-5 years),		Long (101 years)
	medium (5-10 years), or long (10-15		
Maula	years)?		
	et Signals	1	
36	Are there any market factors which would		Market research has shown that the strongest
	affect deliverability?		performing locations for local office and industrial
			facilities is in Dunstable and Leighton Buzzard. This is
			because these type of businesses like to locate near
			employee homes, where commuter distances are
			shorter. The distribution market nearby is limited, and
			this would not be suitable for the type of site proposed.
37	What is the extent and success of similar	G	Vacancies of local industrial and office facilities in
	developments in the market area? Is there		Leighton Buzzard are low, and this area has a high
	an over/under supply?		demand for such uses.
38	Assuming 'normal' market conditions, if the	G	Considering the market signals and this mixed use
	site is offered to the market for its proposed		proposal, the development of local industrial and office
	employment use will it be successfully		facilities would be suitable for this site. The new
	developed and occupied?		residential units would also increase the need for local
	developed and occupied:		
D	the site was this stars?		employment.
Does the site pass this stage?			Yes

Does the site pass the assessment? Yes

Considering the market signals and this mixed use proposal, the development of local industrial and office facilities would be suitable for this site. The new residential units would also increase the need for local employment. The site passes stage 3, and is therefore recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details				
Ref No	NLP178			
Site Name	Land at Winterwoods Farm			
Site Address	North of Salford Rd, Brogborough, MK17 8BS			
Settlement	Brogborough			
Size Submitted Developable Area:36.2 ha				
	Submitted Whole Site Area: 36.2 ha			
	Measured GIS Area (8): 36 ha			
Proposed Use	Development of Class B8 storage and distribution units providing up to 100,000 sqm			
	floorspace.			
Additional Info	The site is close to Prologis Park and Marston Gate Distribution Park. The site is 1.1. miles			
	from local amenities at Brogborough.			
Мар	Br A427			

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

_	STAGE 1A ASSESSMENT				
This	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Prov	Provisional Site Capacity				
1	Does the submitted Developable Area	No	The site can accommodate 40,000 sqm employment		
	indicate that the site is likely to				
	accommodate less than 40,000Sq/m of				
	floorspace? <sup>2</sup>				
Flood Risk (All sites which reach Stage 2 will be subj			the Sequential Test)		
2	Is more than 50% of the site located in	No	0% in FZ 2/3		
	Flood Zone 2 or 3?				
3	Is more than 50% of the site at risk from	No	30-year SW flood risk is 2%		
	surface water flooding?				
Natio	onally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by	No	The site is not covered by any nationally significant		
	nationally significant designations? These		designations.		
	are: Sites of Special Scientific Interest,				
	National Nature Reserves, Scheduled				
	Monuments, Registered Parks and				
	Gardens.				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

5	Is more than 50% of the site located within	No	The site is not covered by an AONB
	the Area of Outstanding Natural Beauty?		
Does the site continue to the next stage (yes answers			Yes
to questions 1, 4, or 5 prevent progression to the next			
stage)?			

STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.				
Critica	Critical Infrastructure			
6	Can the site meet the <b>critical</b>	G	The proposal will upgrade existing highway access and	
	infrastructure requirements that will		provide a new roundabout on Salford Road.	
	enable delivery <sup>4</sup> for employment?			
Does the site continue to next stage?			Yes	

STAC	STAGE 1C ASSESSMENT				
This s	stage of the assessment rules out sites that are	not av	vailable. A site is considered available for development		
where	e there are no legal or ownership problems and	the la	ndowner has expressed an intention to develop the site.		
Intelli	gent judgement should be used to assess if the	site p	rogresses to the next stage.		
	ability				
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Vacant greenfield and agricultural buildings		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	Α	A developer is intent on developing the site. The site appears to be owned by someone other than the developer.		
Are there any legal or ownership problems that could delay or prevent development?  If Yes, can these issues realistically be overcome?		A	Ownership situation uncertain.		
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	Pre-application advice has been sought, and a planning application is being prepared for the proposed use – it has not been submitted.		
Does	Does the site continue to next stage? Yes				

STAG	STAGE 1D ASSESSMENT				
Consu	Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of				
	Green Belt. This section records the findings of the Strategic Green Belt Review.				
Intelli	gent judgement should be used to assess if the	site pr	ogresses to the next stage.		
Green	nbelt				
11	Is the site located within the Green Belt?	No	Not green belt		
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A		
Does	the site continue to next stage?		Yes		

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

0=10					
	STAGE 2A ASSESSMENT				
	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at				
		uaea a	it this stage as the ratings across Stage 2 will be looked at		
	whole using planning balance.				
	ously Developed Land		The discountains are a located 50/ Decision		
14	Is the site Previously Developed Land in	R	The site contains approximately 5% Previously		
	accordance with the NPPF definition?		Developed Land (comprising commercial development		
	• 76% - 100% (G)		located at the centre of the site).		
	• 26 - 75% (A)				
_	• 25% - 0% (Greenfield) (R)				
Comm					
15	Neighbourhood Planning (only	N/A	The site is not located within a designated		
	applicable in designated areas)		Neighbourhood Planning area.		
	Is the site identified as an employment				
	allocation in an emerging Neighbourhood				
40	Plan?	\	A - III - III W I - III Ooth I		
16	Community Consultation	Yes	A public exhibition was held on the 20 <sup>th</sup> January 2016.		
	Has any community consultation taken		Details of the overall community response following this		
	place? If yes, provide brief details on the		exhibition have not been provided by the applicant.		
	form this consultation took and any overall				
Dhyesi	community response.				
	cal Constraints	G	The site is in good condition with no obvious signs of		
17	Are there any physical constraints or	G	The site is in good condition with no obvious signs of		
	permanent features which would mean that		potential obstacles or contamination. Would require		
	less than 40% of the site was developable?		access.		
	For example, pylons, gas works, sewage				
	treatment works, topography or wind turbines. (29)				
Rolati	onship to Settlements	1			
18	Not applicable for sites which adjoin	N/A	The site is not located adjacent to any existing		
10	Significant Facilities in the Countryside <sup>6</sup> .	IN/A	settlements.		
	Would development of the site be		Settlements.		
	complimentary to the existing settlement				
	pattern and would it have a negative impact				
	on any historic unique or distinctive				
	characteristics of the settlement's built or				
	natural form?				
Agrici	ultural Land Quality				
19	Would the development impact on high	Α	100% Grade 3: Good to moderate		
	quality agricultural land?				
	50% or more in non-agricultural				
	land (G)				
	• 50% of more in Grade 3b, 4 or 5				
	(A)				
	• 50% or more in Grade 1, 2 or 3a				
	(R)				
	I (''/	1			

# STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services Distance to Town centre/ Local Centre: Over 5km (R) 2km to 5km (A) Under 2km (G)

6

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

24	Dietores to has store with a first and	Г	Amores, 4 Flore from his store at District
21	Distance to bus stops with a frequent service:  • Less than 400m (G)	R	Approx. 1.5km from bus stops at Ridgmont
	• 400m-800m (A) • Over 800m (R)		
22	<ul> <li>Distance to nearest train station: (20)</li> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	R	Approx. 1.5km from train station at Ridgmont
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) (16 18)	G	The site is adjacent to the A421 and is only 1km from the M1.  The site is physically separated from existing sites due to the M1 and A421, but with improved access roads this could become a strategic site.
Drain	age and Flooding (All sites subject to Seque	ential <sup>-</sup>	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	G	No issues.
Envir	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Envir	onmental Constraints	1	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A/G	Capacity for small – mid scale development in scale with village gateway. Retain sense of place contrasting with development west of A421.  Farmland forms setting for historic villages and foreground to Brogborough Hill Scope for wooded integration of development – current Winterwoods scheme proposes new woodland link. Land is open with gentle slopes rising from valley. Higher land is more visually sensitive. Important to maintain rural character of lane which contrasts with scale of M1 and A421. Suitable for low rise commercial development – B8 would dominate the approach to villages and restrict views of wider countryside at gateway to FMV. Scope for densely planted design. Green roofs would help mitigate impact from Brogborough Hill viewpoints. Salford area distinctive part of Marston Vale.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	Α	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  The site lies within a landscape that is known to contain multi-period archaeological remains dating to the prehistoric, Roman and medieval periods. Therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

		1	
			the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF as identified in the Archaeology Team's pre-application comments on this site in 2015 (CB/15/03886/PAPC). Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	In GCN recolonization area and forest of MV. Potential for enhancements, wet woodland. Impact on farmland species.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A/G	Within the Forest of Marston Vale – would require 30% tree cover, retaining, extending and buffering existing woodlands.  Leisure comments No loss of LS open space. Near to Holcot Wood.
Minera	als and Waste		
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		CB/15/03907/SCN – EIA Screening Opinion: Strategic B8 Employment Development. Decision: EIA required. An Environmental Scoping Report was submitted to the Council. An EIA Scoping Opinion was provided by the Council on 15 <sup>th</sup> December 2016 (CB/15/0417/SCO). CB/15/03886/PAPC – Pre-application Planning Advice re planned Storage and Distribution Employment Scheme. Pre-application response letter received December 2015.  A planning application is currently being prepared for Class B8 storage and distribution units providing for up to 100,000 square meters of floorspace (including ancillary B1 development).
Does	the site continue to next stage?		Yes

# STAGE 2 ASSESSMENT CONCLUSION

Appropriate landscape and archaeological mitigation would be required. Following this, the site is considered suitable to accommodate the proposed development with no overriding constraints. The site therefore passes stage 2.

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achi	Achievability			
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		0 – 5 years (deliverable)	
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years (deliverable)	
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years),		Medium (5 – 10 years)	

	medium (5-10 years), or long (10-15 years)?		
Mark	et Signals		
36	Are there any market factors which would affect deliverability? (25 26)	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply? (22)	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Junction 13 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses.
Does	the site pass this stage?		Yes

# **SUMMARY** – to inform the summary spreadsheet

Does the site pass the assessment?

Yes

The site is considered appropriate to accommodate the proposed development. The site is located at M1 Junction 13, which is a strategic location for distribution uses. As such, this site could be successfully developed for distribution uses.

The site passes stage 3, and is therefore recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

0'' 0 ' ''	
Site Details	
Ref No	NLP244
Site Name	Land at Ridgmont
Site Address	Land to the north of A507, MK43 0XP
Settlement	Ridgmont
Size	Submitted Developable Area: 43 ha
	Submitted Whole Site Area: 43 ha
	Measured GIS Area: 43 ha
Proposed Use	Strategic employment site for industrial/manufacturing (use class B2) and storage/distribution (use class B8)
Additional Info	
Мар	Edyment S (a) Newton Trailers Limited  A SO THE SO

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further

CTAC	E 1A ASSESSMENT		
		too on	nall or conflict with national nalicy designations
		100 511	nall or conflict with national policy designations.
	sional Site Capacity	T	I = 1
1	Does the submitted Developable Area	No	The site can accommodate 40,000 sqm – the proposal
	indicate that the site is likely to		estimates space for 140,000 sqm
	accommodate less than 40,000Sq/m of		
	floorspace? <sup>2</sup>	<u> </u>	d O CIT O
Flood	Risk (All sites which reach Stage 2 will be sub	•	
2	Is more than 50% of the site located in	No	0% in FZ 2/3
	Flood Zone 2 or 3?		
3	Is more than 50% of the site at risk from	No	30-year SW flood risk is 2%
	surface water flooding?		
Nation	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)
4	Is more than 50% of the site covered by	No	The site is not covered by any nationally significant
	nationally significant designations? These		designations
	are: Sites of Special Scientific Interest,		
	National Nature Reserves, Scheduled		
	Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within	No	The site is not covered by an AONB
	the Area of Outstanding Natural Beauty?		
Does	the site continue to the next stage (yes answ	vers	Yes

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

to questions 1, 4, or 5 prevent progression to the next	
stage)?	

STAGE 1B ASSESSMENT			
This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent			
judgement should be used to assess if the site progresses to the next stage.			
Criti	Critical Infrastructure		
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The site will require new access from A507 – junction designs have been prepared and agreed with Highways England. Appropriate utilities and drainage would need to be provided.
Does the site continue to next stage?		Yes	

This s where Intelliq		the la	vailable. A site is considered available for development ndowner has expressed an intention to develop the site. rogresses to the next stage.
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner is intent on developing site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permission
Does	the site continue to next stage?		Yes

#### **STAGE 1D ASSESSMENT** Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? No Not covered by green belt 12 If answer to question 11 is ves. then does N/A N/A the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? N/A 13 Are there any identified merits to the site or N/A proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Does the site continue to next stage? Yes

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

## STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** Is the site Previously Developed Land in The site comprises 100% greenfield land. accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** N/A The site is not located within a designated applicable in designated areas) Neighbourhood Planning area. Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** No n/a Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** Are there any physical constraints or G 17 This is a high quality site, with no clear physical permanent features which would mean that constraints or permanent features. The site would less than 40% of the site was developable? require a new access. For example, pylons, gas works, sewage treatment works, topography or wind turbines **Relationship to Settlements** Not applicable for sites which adjoin 18 N/A The site is not located adjacent to any existing Significant Facilities in the Countryside<sup>6</sup>. settlements. The site lies immediately south east of the Would development of the site be Marston Gate Distribution Centre. Appropriate complimentary to the existing settlement employment development on this site would be pattern and would it have a negative impact complimentary to this existing development. on any historic unique or distinctive characteristics of the settlement's built or natural form? **Agricultural Land Quality** 19 Would the development impact on high R/A 100% Grade 3: Good to moderate quality agricultural land? /G 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a

# STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services Distance to Town centre/ Local Centre: Over 5km (R) 2km to 5km (A) Under 2km (G)

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<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	Distance to his stone with a frequent	Ι Δ	Annual Compliant has stone at Didament
21	Distance to bus stops with a frequent service:	Α	Approx. 500m from bus stops at Ridgmont
	Less than 400m (G)		
	• 400m-800m (A)		
	Over 800m (R)		
22	Distance to nearest train station:	G	Approx. 500m from the train station at Ridgmont
	Less than 800m (G)		
	• 800m-1200m (A)		
	• Over 1200m (R)		
23	What is the site's proximity to the Strategic	G	The site is adjacent the A507 and approx. 1.5km from
	Road Network (M1, A1, A421, A5) and		junction 13 of the M1.
Droin	Local Road Network (e.g. A6, A507)	natiol "	Tooth
24	age and Flooding (All sites subject to Sequential	A	Significant surface water overland flow path in south
24	approach to site allocations, in regards to	^	west corner, will impact on site layout and areas of
	flood risk? <sup>7</sup>		attenuation.
	onmental Health		
25	Contamination	G	Former brickworks/pits
	Are there any contamination constraints on		
	site and will there be any remediation required?		
	required:		
		_	
26	Adjoining uses	G	No immediate issues identifiable
	Would any adjoining uses have the potential to cause conflict with the proposed		
	use? (for example; noise and smell)		
	doe: (for example, fields and efficily		
ĺ			
Fnyire	onmental Constraints		
	onmental Constraints  Landscape character	R/A	Some limited scope for development in parcel to west
Enviro	Donmental Constraints  Landscape character  What would the impacts of development be	R/A	Some limited scope for development in parcel to west of right of way. Farmland to east and north forms
	Landscape character What would the impacts of development be on the landscape character or setting of the	R/A	of right of way. Farmland to east and north forms attractive open setting to the Greensand Ridge.
	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would	R/A	of right of way. Farmland to east and north forms attractive open setting to the Greensand Ridge. Any development would need to be secondary in scale
	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the	R/A	of right of way. Farmland to east and north forms attractive open setting to the Greensand Ridge.  Any development would need to be secondary in scale and not detract from the distinctive roofline of the
	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R/A	of right of way. Farmland to east and north forms attractive open setting to the Greensand Ridge.  Any development would need to be secondary in scale and not detract from the distinctive roofline of the Amazon warehouse and set within sufficient wooded
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27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		of right of way. Farmland to east and north forms attractive open setting to the Greensand Ridge.  Any development would need to be secondary in scale and not detract from the distinctive roofline of the Amazon warehouse and set within sufficient wooded mitigation to create a sympathetic rural edge. Important to retain development west of the railway and not allow spread into open countryside, or limit the attractive views gained from Ridgmont bypass and from elevated land to south and west.
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27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?  Heritage/ Archaeology What would the impacts of development be		of right of way. Farmland to east and north forms attractive open setting to the Greensand Ridge.  Any development would need to be secondary in scale and not detract from the distinctive roofline of the Amazon warehouse and set within sufficient wooded mitigation to create a sympathetic rural edge. Important to retain development west of the railway and not allow spread into open countryside, or limit the attractive views gained from Ridgmont bypass and from elevated land to south and west.  Site has multi-period archaeological potential but this would not prevent allocation providing appropriate
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28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?  Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	of right of way. Farmland to east and north forms attractive open setting to the Greensand Ridge.  Any development would need to be secondary in scale and not detract from the distinctive roofline of the Amazon warehouse and set within sufficient wooded mitigation to create a sympathetic rural edge.  Important to retain development west of the railway and not allow spread into open countryside, or limit the attractive views gained from Ridgmont bypass and from elevated land to south and west.  Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  The site lies within a landscape that is known to contain multi-period archaeological remains; therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?  Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for		of right of way. Farmland to east and north forms attractive open setting to the Greensand Ridge.  Any development would need to be secondary in scale and not detract from the distinctive roofline of the Amazon warehouse and set within sufficient wooded mitigation to create a sympathetic rural edge.  Important to retain development west of the railway and not allow spread into open countryside, or limit the attractive views gained from Ridgmont bypass and from elevated land to south and west.  Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  The site lies within a landscape that is known to contain multi-period archaeological remains; therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with

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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	on any biological, geological or ecological assets and are there any opportunities for		
	their enhancement?		
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A	Within the Forest of Marston Vale – would require 30% tree cover. Greensand Ridge Walk (long distance footpath passes through sites, and other ROW on site in addition.  Leisure comments
			No loss of LS open space.
			Near Ridgmont Sch Playing Field, Inf Rec at Land Off
			High Street and Hurst Grove Playing Field. Further afield: Holcot Wood.
Miner	als and Waste		
31	What would the impacts of development be	G	No issues
	on safeguarded minerals and waste sites,		
	including mineral safeguarding sites?		
Plann	ing History		
32	What is the sites planning history? (For		The site has no known relevant planning applications.
	example planning applications and		The site has not been submitted to previous Allocation
	submissions to previous Allocations Plans)		Plans.
Does	the site continue to next stage?		Yes

# STAGE 2 ASSESSMENT CONCLUSION

The site is considered suitable to accommodate the proposed development with no overriding constraints to development. Landscape impacts should be considered when determining the scale and mass of development. The site passes stage to.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	vability		
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		5 – 10 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Marke	et Signals		
36	Are there any market factors which would affect deliverability?	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar	G	The surrounding area is dominated by distribution uses,

	developments in the market area? Is there an over/under supply?		including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	Junction 13 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable.
Does	the site pass this stage?		Yes

#### SUMMARY - to inform the summary spreadsheet

Does the site pass the assessment?

The site is considered suitable to accommodate the proposed development with no overriding constraints to development. The site is located at Junction 13 of the M1, which is a strategic location for distribution uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable. The site passes stage 3, and is therefore recommended for employment allocation in the Local Plan.

Yes

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Ref No	NLP260
Site Name	
	Land at Wharley Farm
Site Address	Land at Wharley Farm, College Rd Wharley End, MK43 0AH
Settlement	Cranfield
Size	Submitted Developable Area: 14.14 ha
	Submitted Whole Site Area: 88 ha
	Measured GIS Area: 88 ha
Proposed Use	Development of up to 425 dwellings with associated works. The site may also accommodate education and community facilities, and it may be considered for a mixed use scheme to include B1 (Business); B2 (General Storage and Distribution); B8 (Storage and Distribution).
Additional Info	As part of the withdrawn Development Strategy its proposed capacity is for 23ha of Grade B1 office space, Transport interchange, airport parking, and retail (shop and restaurant) facilities. The site is close to Prologis Park and Marston Gate Distribution Park. The site is 1.1. miles from local amenities at Brogborough.
Мар	Michalitall apartody ven, e Cranfield  Cranfield, University  Cranfield, University

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

CT A C	PE 4 A ACCECCMENT		
	GE 1A ASSESSMENT	4	
		too sn	nall or conflict with national policy designations.
Provi	sional Site Capacity		
1	Does the submitted Developable Area	No	The site can accommodate 40,000 sqm employment
	indicate that the site is likely to		
	accommodate less than 40,000Sq/m of		
	floorspace? <sup>2</sup>		
Flood	I Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)
2	Is more than 50% of the site located in	No	0% in FZ 2/3
	Flood Zone 2 or 3?		
3	Is more than 50% of the site at risk from	No	30-year SW flood risk is 0.1%
	surface water flooding?		
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)
4	Is more than 50% of the site covered by	No	The site is not covered by any nationally significant
	nationally significant designations? These		designations
	are: Sites of Special Scientific Interest,		
	National Nature Reserves, Scheduled		
	Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within	No	The site is not covered by an AONB
	the Area of Outstanding Natural Beauty?		·

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

Does the site continue to the next stage (yes answers	Yes
to questions 1, 4, or 5 prevent progression to the next	
stage)?	

_	E 1B ASSESSMENT		
This st	tage of the assessment rules out sites that are	not ab	le to meet their critical infrastructure needs <sup>3</sup> . Intelligent
judgen	ment should be used to assess if the site progre	esses	to the next stage.
Critica	al Infrastructure		
6	Can the site meet the <b>critical</b>	G	There is direct access to the site from College Road,
	infrastructure requirements that will		there is no critical infrastructure required to deliver this
	enable delivery <sup>4</sup> for employment?		site. The proposal does involve the necessary local
			roads, and utility provision.
Does	the site continue to next stage?		Yes

STAC	GE 1C ASSESSMENT		
This s	stage of the assessment rules out sites that are	not av	railable. A site is considered available for development
where	e there are no legal or ownership problems and	the la	ndowner has expressed an intention to develop the site.
Intelli	gent judgement should be used to assess if the	site p	rogresses to the next stage.
Avail	ability		
7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield and agricultural land
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowner is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions
Does	the site continue to next stage?		Yes

STAG	SE 1D ASSESSMENT		
Cons	ultants will evaluate each site which lies within t	he Gre	een Belt in terms of how it meets the five purposes of
Green	n Belt. This section records the findings of the S	Strateg	gic Green Belt Review.
Intelli	gent judgement should be used to assess if the	site pr	rogresses to the next stage.
Greei	nbelt		
11	Is the site located within the Green Belt?	No	Not in Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does	the site continue to next stage?		Yes

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT

0710	E 04 400E00MENT		
	E 2A ASSESSMENT		
			ed desktop assessment. A red rating for any question
		uded a	at this stage as the ratings across Stage 2 will be looked at
	hole using planning balance.		
	pusly Developed Land	•	
14	Is the site Previously Developed Land in	R	The site comprises 100% Greenfield land.
	accordance with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Comm	nunity		
15	Neighbourhood Planning (only	N/A	The site does not fall within a designated
	applicable in designated areas)		Neighbourhood Planning area.
	Is the site identified as an employment		-
	allocation in an emerging Neighbourhood		
	Plan?		
16	Community Consultation	No	n/a
	Has any community consultation taken		
	place? If yes, provide brief details on the		
	form this consultation took and any overall		
	community response.		
Physic	cal Constraints		
17	Are there any physical constraints or	Α	The completion of the junction works means that the site
	permanent features which would mean that		is immediately available as it is primarily greenfield land
	less than 40% of the site was developable?		and there appears to be no major constraints or
	For example, pylons, gas works, sewage		contamination issues. However, it is allocated as green
	treatment works, topography or wind		belt and would need to be released for development.
	turbines. (29)		
	onship to Settlements		
18	Not applicable for sites which adjoin	Α	The site lies north of Cranfield University, specialising in
	Significant Facilities in the Countryside <sup>6</sup> .		science, technology and engineering. Appropriate
	Would development of the site be		employment development (i.e. specialising in science &
	complimentary to the existing settlement		tech.) would be complimentary to existing development.
	pattern and would it have a negative impact		
	on any historic unique or distinctive		
	characteristics of the settlement's built or		
	natural form?		
	ultural Land Quality	1 .	
19	Would the development impact on high	Α	70% Grade 3: Good to moderate
	quality agricultural land?		30% Non-agricultural
	50% or more in non-agricultural		
	land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5</li> </ul>		
	(A)		
	<ul> <li>50% or more in Grade 1, 2 or 3a</li> </ul>		
	(R)		

#### **STAGE 2B ASSESSMENT**

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

orioaid	t be deed to deeded it the one progresses to the	TIOAL	otago: 7 the word to & 0 20 of will be eapplied by 620:
Trans	port and Access to Services		
20	Distance to Town centre/ Local Centre:	R	10km to Ampthill town centre
	<ul><li>Over 5km (R)</li></ul>		
	<ul> <li>2km to 5km (A)</li> </ul>		
	<ul> <li>Under 2km (G)</li> </ul>		

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21 Distance			
service	ce to bus stops with a frequent :	Α	600m from bus stops at Cranfield University
•	Less than 400m (G)		
•	400m-800m (A)		
• D': (a	Over 800m (R)	_	The constitution is 0.41 or formally a six or
22 Distance	ce to nearest train station: (20)	R	The nearest train station is 6.1km from the site, at Brogborough
	Less than 800m (G) 800m-1200m (A)		Biogbolougii
	Over 1200m (R)		
	. ,		
	s the site's proximity to the Strategic	Α	The site is 5.5km from the A421, and 7km from Junction
	Network (M1, A1, A421, A5) and Road Network (e.g. A6, A507) (16 18)		13 of the M1.
	Flooding (All sites subject to Seque	ential 1	Test)
24 What is	the conclusion of the sequential	G	No issues
approa	ch to site allocations, in regards to		
flood ris			
Environmenta 25 Contar	il Health nination	G	Former brickworks/pits
	re any contamination constraints on	G	Former brickworks/pits
	d will there be any remediation		
require			
26 Adjoin	ing uses	Α	Impact of noise, air quality and light on residential
	any adjoining uses have the	, ,	receptors and other neighbouring land uses would need
	al to cause conflict with the proposed		to be considered and evaluated in a feasibility study.
	or example; noise and smell)		This may have limitations in terms of the proposal
use? (f	• '		, , ,
use? (f	,		,
use? (f	,		
Environmenta	,	A/G	Scope for small scale development with opportunities to
Environmenta 27 Landso What w	Il Constraints cape character vould the impacts of development be	A/G	Scope for small scale development with opportunities to enhance edge of settlement.
Environmenta  27 Landso What we on the	al Constraints cape character vould the impacts of development be landscape character or setting of the	A/G	Scope for small scale development with opportunities to enhance edge of settlement. Site appropriate for low rise development in scale with
Environmenta  27 Landso What w on the area or	cape character  yould the impacts of development be landscape character or setting of the any designated landscapes? Would	A/G	Scope for small scale development with opportunities to enhance edge of settlement.  Site appropriate for low rise development in scale with University and farmland setting – B8 would be
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Environmenta  27  Landse What we on the area or there be Area of	cape character yould the impacts of development be landscape character or setting of the any designated landscapes? Would e any direct or indirect harm to the Outstanding Natural Beauty or the	A/G	Scope for small scale development with opportunities to enhance edge of settlement.  Site appropriate for low rise development in scale with University and farmland setting – B8 would be inappropriate in terms of height and mass. Important to ensure development screened from open plateau
Environmenta  27  Landse What we on the area or there be Area of	cape character  yould the impacts of development be landscape character or setting of the any designated landscapes? Would e any direct or indirect harm to the	A/G	Scope for small scale development with opportunities to enhance edge of settlement. Site appropriate for low rise development in scale with University and farmland setting – B8 would be inappropriate in terms of height and mass. Important to
Environmenta  27 Landso What we on the area or there be Area or Nature	cape character  yould the impacts of development be landscape character or setting of the any designated landscapes? Would e any direct or indirect harm to the Outstanding Natural Beauty or the Improvement Area?		Scope for small scale development with opportunities to enhance edge of settlement.  Site appropriate for low rise development in scale with University and farmland setting – B8 would be inappropriate in terms of height and mass. Important to ensure development screened from open plateau landscape of runway. Planting required to buffer existing woodland and integrate with rural landscape to north and west.
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Environmenta  27     Lands     What we on the area or there be Area of Nature  28     Heritage What we on any and the Are the enhance  29     Ecologe	cape character  yould the impacts of development be landscape character or setting of the any designated landscapes? Would e any direct or indirect harm to the Outstanding Natural Beauty or the Improvement Area?  ge/ Archaeology yould the impacts of development be heritage or archaeological assets are any opportunities for sement of these assets?		Scope for small scale development with opportunities to enhance edge of settlement.  Site appropriate for low rise development in scale with University and farmland setting – B8 would be inappropriate in terms of height and mass. Important to ensure development screened from open plateau landscape of runway. Planting required to buffer existing woodland and integrate with rural landscape to north and west.  Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  The site lies within a landscape that is known to contain multi-period archaeological remains; therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.  Opportunities for enhancement, buffering existing
Environmenta  27	cape character yould the impacts of development be landscape character or setting of the any designated landscapes? Would e any direct or indirect harm to the Outstanding Natural Beauty or the Improvement Area?  Ge/ Archaeology yould the impacts of development be heritage or archaeological assets eir setting? For eany opportunities for sement of these assets?	A	Scope for small scale development with opportunities to enhance edge of settlement.  Site appropriate for low rise development in scale with University and farmland setting – B8 would be inappropriate in terms of height and mass. Important to ensure development screened from open plateau landscape of runway. Planting required to buffer existing woodland and integrate with rural landscape to north and west.  Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  The site lies within a landscape that is known to contain multi-period archaeological remains; therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.

 $<sup>^{7}</sup>$  The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

	their enhancement?				
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G/A	Network of RoW across site. Within the Forest of Marston Vale, would require 30% tree cover.		
			Leisure comments  No loss of LS open space.  Near to Cranfield University Playing Field, Cranfield University Playing Field and Cranfield Football Club Crawley Road.  Further afield: Rectory Wood		
Miner	Minerals and Waste				
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues		
Plann	Planning History				
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		This site was previously submitted to the 2014/15 Call for Sites.  The site has no know relevant planning applications.		
Does	the site continue to next stage?		Yes		

# STAGE 2 ASSESSMENT CONCLUSION

There are very few issues on this site, it is immediately available and is in a good location for R&D employment space.

Overall this site is suitable for the proposed development, and as such it passes stage 2.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		5 – 10 years	
34	Considering the size of the site, what is the indicative build out time?		5 – 10 years	
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)	
Marke	et Signals			
36	Are there any market factors which would affect deliverability? (25 26)	G	Central Bedfordshire has become an attractive location for R&D businesses, especially at Cranfield Technology Park. Unit sizes within this sector differ considerably, and depend completely on what the occupier needs. At Cranfield, there is a concentration of science and technology related activity, which thrive in the high quality modern offices and facilities.	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply? (22)	G	Cranfield Technology Park has become a hub of research and development, with Aerospace Integration Research Centre locating there, as well as Nissan. There is supply of existing stock for smaller occupiers at Cranfield, but there is limited space for larger occupiers.	
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully	G	This site is ideally located for office facilities for academic research and technology. The university and Cranfield have created a hub for this type of occupiers,	

developed and occupied?		and additional space would be welcomed.
Does the site pass this stage?		Yes

# SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

Yes

Market signals suggest that this would be a suitable location for research and technology offices.

This site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

#### **PASSES**

Site Details	Site Details					
Ref No	NLP264					
Site Name	Land adjacent to Popes Farm					
Site Address	Georgetown Sandy, SG19 2AE					
Settlement	Sandy					
Size	Submitted Developable Area: 21 ha					
	Submitted Whole Site Area: 22 ha					
	Measured GIS Area: 28 ha					
Proposed Use	Mixed development of up to 500 residential units, community facilities and employment land,					
	or a completely employment led development, providing land for business use, including					
A 1 11/1 1 1 4	storage, distribution and offices.					
Additional Info	Housing proposed at 25-30 per hectare					
Мар	Bedfordshire of Barbecue Centre of Sand and C					

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm of employment floorspace. The proposal is flexible, but a mainly residential led development would significantly reduce the area available to employment.		
Flood	d Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	40.9% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0%		
Nationally significant designations (All sites which reach Stage 2 be subject to			Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB		
Does	Does the site continue to the next stage (yes answers Yes				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> Use a plot ratio of 40%.

to questions 1, 4, or 5 prevent progression to the next	
stage)?	

STA	STAGE 1B ASSESSMENT				
This	stage of the assessment rules out sites that ar	e not al	ble to meet their critical infrastructure needs <sup>3</sup> . Intelligent		
judge	judgement should be used to assess if the site progresses to the next stage.				
Critical Infrastructure					
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The site would need new access roads created, the proposal indicates that it can deliver new roads and routes and improvements to existing infrastructure, as well as community facilities.		
Does	s the site continue to next stage?	Yes			

STAGE 1C ASSESSMENT  This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.  Availability			
7	What is the existing use of the site? Would the existing use limit the development potential?	G	95% greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowners are all intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions
Does the site continue to next stage? Yes			

#### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? No Not covered by the green belt 12 If answer to question 11 is ves. then does N/A N/A the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? N/A 13 Are there any identified merits to the site or N/A proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Does the site continue to next stage? Yes

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** 14 Is the site Previously Developed Land in R The site comprises 95% Greenfield land. accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** N/A The site does not fall within a designated applicable in designated areas) Neighbourhood Planning area. Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** No n/a Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** Are there any physical constraints or R 45% of this site is located within Flood Zone 2. 17 permanent features which would mean that Appropriate layout and flood mitigation measures would less than 40% of the site was developable? therefore be required. For example, pylons, gas works, sewage The site has a flat topography and there is considered to treatment works, topography or wind be no contamination on the site. turbines. **Relationship to Settlements** Not applicable for sites which adjoin 18 Α The site is located adjacent to an existing settlement. Significant Facilities in the Countryside<sup>6</sup>. The adjacent settlement has no clear historic or Would development of the site be distinctive characteristics. There is opportunity for complimentary to the existing settlement development to be complimentary, subject to layout and pattern and would it have a negative impact design. on any historic unique or distinctive characteristics of the settlement's built or natural form? **Agricultural Land Quality** Would the development impact on high R 100% Grade 1: Excellent quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a (R)

#### STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 - 33 will be supplied by CBC.

Transport and Access to Services

20 Distance to Town centre/ Local Centre:

Over 5km (R)

2km to 5km (A)

Under 2km (G)

Output

1.8km to Sandy town centre

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

04	Distance to Leave to a 20 a feet and		01
21	Distance to bus stops with a frequent service:  • Less than 400m (G)  • 400m-800m (A)	G	One bus stops within 400m of the site on Sunderland Road
	<ul> <li>Over 800m (R)</li> </ul>		
22	Distance to nearest train station:  Less than 800m (G)  800m-1200m (A)  Over 1200m (R)	R	2.5km to Sandy train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	Site is adjacent to the A1
Drain	age and Flooding (All sites subject to Seque	ential	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	А	Significant area of Zone 2 and borders Zone 3 to the west. Potential for high ground water.
Envir	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Envir	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Limited scope for development –small scale; distribution unacceptable.  Farmland provides rural setting to Sandy with views to Ivel corridor – important riverside character. Market gardening decline; area vulnerable to urban fringe use. Quality small scale development on southern part of site acceptable if secures sympathetic edge. Need to ensure views of riverside trees maintained in enhanced riverside corridor. Part of larger site – would need joint Masterplan approach. Concern visual impact of noise attenuation measures – A1 corridor enhancement required.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  This site lies within a landscape that is known to contain multi-period archaeological remains and includes cropmarks (recorded on the CBC Historic Environment Record) likely to be of archaeological origin, therefore it has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. This would be in line with the strategy adopted for the Arlesey Cross planned extension. Should the site be allocated, a contingency for archaeological works must be included in any

 $<sup>^{7}</sup>$  The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

			proposal to prevent issues with viability			
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	The site represents an important wetland corridor of regional value for habitats with a number of protected species associated with it. between CWSs substantial gains required, in NIA, wetland habitats SPI.			
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A/G	Parish GI plan aspiration to create allotments next to National Cycle Network route 51 / Georgetown. RoW network across site  Leisure comments No loss of LS open space. Near to Fallowfield Rec Gnd, Sandy Upper Sch Playing Fields, Blunham Rec Gnd, Sunderland Road Rec Gnd, Artificial Pitch & Bowls Club			
Miner	Minerals and Waste					
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Mineral Safeguarding Area			
Plann	Planning History					
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted to the 2014/15 Call for Sites. The site has no known relevant planning applications.			
Does the site continue to next stage?		Yes				

#### **STAGE 2 ASSESSMENT CONCLUSION**

This site is considered suitable to accommodate the proposed development. Approximately 40% of the site is within the FZ, therefore flood mitigation would be required. With appropriate mitigation measures, this site could accommodate a strategic employment use. However, large scale distribution is considered inappropriate due to landscape impacts.

Overall the site is suitable for the proposed development, and as such it passes stage 2.

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

· 10 years)
market factors which would affect
ment uses in this area are located within and
dy, with a concentration of industrial uses at
Road Industrial Estate. Vacancy rates on
e been decreasing, but so have the rents.

			This suggests demand for industrial uses may be less than before.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	This site is adjacent to the A1, and has a strategic access point at the junction with Copart. The market suggests that this would be a suitable location for industrial uses; however, distribution units would also be suitable given the location on the A1.
Does the site pass this stage?		Yes	

# SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

Yes

The site is considered suitable to accommodate the proposed development with no overriding constraints to development. Market signals suggest that this would be a suitable location for small scale industrial and distribution uses.

The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

#### **PASSES**

Site Details						
Ref No	NLP293					
Site Name	Cranfield University Campus and Airport					
Site Address	Cranfield , MK43 0AR					
Settlement	Cranfield					
Size	Submitted Developable Area: 238.17 ha Submitted Whole Site Area: 238.17 ha Measured GIS Area: 238.47 ha					
Proposed Use	The development of a strategic employment masterplan for the site. The masterplan is being developed and no specifics have been given. The estimated employment floorspace is 100,000 sqm, consisting mainly of office facilities for academic research and technology.					
Additional Info						
Мар	Granfield  Cranfield  Cranfield  Airport  Stockets					

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	E 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.8%		
Natio	Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

Does the site continue to the next stage (yes answers	Yes
to questions 1, 4, or 5 prevent progression to the next	
stage)?	

	STAGE 1B ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent				
judger	ment should be used to assess if the site progre	esses	to the next stage.		
Critica	al Infrastructure				
6	Can the site meet the <b>critical</b>	G	As the site is located surrounding the existing Cranfield		
infrastructure requirements that will			University and airport site, there is no critical		
	enable delivery <sup>4</sup> for employment?		infrastructure requirements		
Does the site continue to next stage?		Yes			

This s where Intelliq	STAGE 1C ASSESSMENT  This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.  Availability			
7 What is the existing use of the site? Would the existing use limit the development potential?			Cranfield airport and the university are the existing use of the site. The development would incorporate and be structured around these uses.	
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site is owned by the university and they are intent on developing it	
9 Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?		No issues		
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	Α	Planning permissions for uses that are not the proposed use	
Does	the site continue to next stage?		Yes	

#### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? No Not green belt 12 If answer to question 11 is ves. then does N/A N/A the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? N/A 13 Are there any identified merits to the site or N/A proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Does the site continue to next stage? Yes

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAC	SE 2A ASSESSMENT				
		n detail	ed desktop assessment. A red rating for any question		
			at this stage as the ratings across Stage 2 will be looked at		
	whole using planning balance.	uueu e	at this stage as the fathigs across stage 2 will be looked at		
	ously Developed Land				
14	Is the site Previously Developed Land in	G	The sites relate to the existing university Campus and		
'-	accordance with the NPPF definition?	G	the University Airport. Previously Developed Land is		
	• 76% - 100% (G)		considered to amount to approximately 90% of the site.		
	• 26 - 75% (A)		considered to amount to approximately 30 % of the site.		
	` '				
Comi	• 25% - 0% (Greenfield) (R)				
	munity	NI/A	The site is not leasted within a designated		
15	Neighbourhood Planning (only	N/A	The site is not located within a designated		
	applicable in designated areas)		Neighbourhood Planning area.		
	Is the site identified as an employment				
	allocation in an emerging Neighbourhood Plan?				
16	Community Consultation	No	n/a		
10	Has any community consultation taken	INO	II/a		
	place? If yes, provide brief details on the				
	form this consultation took and any overall				
	community response.				
Phys	ical Constraints				
17	Are there any physical constraints or	Α	The site contains no clear physical constraints. The site		
•	permanent features which would mean that	ļ , ,	does already contain existing development.		
	less than 40% of the site was developable?		Development at the University and Airport would be		
	For example, pylons, gas works, sewage		limited to smaller sites within the university campus and		
	treatment works, topography or wind		airport.		
	turbines.		Small scale contamination could be present resulting		
			from airfield use.		
Relat	ionship to Settlements				
18	Not applicable for sites which adjoin	N/A	The site includes land at, and adjacent to Cranfield		
	Significant Facilities in the Countryside <sup>6</sup> .		University which is designated as a Significant Facility in		
	Would development of the site be		the Countryside.		
	complimentary to the existing settlement				
	pattern and would it have a negative impact				
	on any historic unique or distinctive				
	characteristics of the settlement's built or				
	natural form?				
Agricultural Land Quality					
19	Would the development impact on high	G	75% Non –agricultural		
	quality agricultural land?		25% Grade 3: Good to moderate		
	<ul> <li>50% or more in non-agricultural</li> </ul>				
	land (G)				
	<ul> <li>50% of more in Grade 3b, 4 or 5</li> </ul>				
	(A)				
	<ul> <li>50% or more in Grade 1, 2 or 3a</li> </ul>				
	(R)				

# STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the pext stage. Answers to Q's 25 – 33 will be supplied by CBC

SHOUL	should be used to assess if the site progresses to the flext stage. Answers to Q s 25 – 33 will be supplied by CBC.				
Transport and Access to Services					
20	Distance to Town centre/ Local Centre:	R	9.7km to Ampthill town centre		
Over 5km (R)					
	<ul> <li>2km to 5km (A)</li> </ul>				

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

<b>I</b>		1	,
	Under 2km (G)	_	
21	Distance to bus stops with a frequent service:	G	There are bus stops within the site at University Way and Prince Phillip Avenue.
	• Less than 400m (G)		
	• 400m-800m (A)		
22	Over 800m (R)  Distance to nearest train station:	R	Approx. 5.5km from Ridgmont train station
22	Less than 800m (G)	I.	Approx. 5.5km from Riagmont train station
	• 800m-1200m (A)		
	• Over 1200m (R)		
	, ,	_	The site is a second of the AAOA and The Country
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and	Α	The site is approx. 5.7km from the A421, and 7km from the M1.
	Local Road Network (e.g. A6, A507)		tile Wii.
Drain	age and Flooding (All sites subject to Seque	ential	Test)
24	What is the conclusion of the sequential	Α	Significant historic flooding problems. Run off to be
	approach to site allocations, in regards to		restricted to Qbar or better.
	flood risk? <sup>7</sup>		
	onmental Health		
25	Contamination	G	Airport runway. Former inert landfill on site
	Are there any contamination constraints on site and will there be any remediation		Former ment landilli on site
	required?		
	A 11		
26	Adjoining uses	Α	Impact of noise, air quality and light on residential
	Would any adjoining uses have the potential to cause conflict with the proposed		receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
	use? (for example; noise and smell)		This may have limitations in terms of the proposal
			, , , , , , , , , , , , ,
Envir	 onmental Constraints		
27	Landscape character	G	Principle of development acceptable; need to
21	What would the impacts of development be	G	integrate associated masterplans, consider wider rural
	on the landscape character or setting of the		setting and residential areas.
	area or any designated landscapes? Would		Elevated, open, rural setting reveals long ranging views
	there be any direct or indirect harm to the		in parts to development edges – from rural countryside
	Area of Outstanding Natural Beauty or the		and existing / future residential development.
	Nature Improvement Area?		Development must integrate within rural setting via
			establishing significant, multifunctional (including SuDS and biodiversity) landscape settings to edges, in keeping
			with local character and flora.
			Tall, large massed building to edges must be avoided,
			utilising instead stepped / escalated heights of built form.
			Design principles for landscape and built form including
			design, materials, colours and means of visual mitigation
			must be included in Masterplan Design Codes and Development Briefs for parcels to ensure a cohesive
			approach to planning and design, including mitigation
			and landscape.
			Landscape gateways and GI corridors, including treed
			avenues and belts, around and through development
			must be included with access, habitats and SuDS
20	Havitage/ Avalages la sur	^	integrated to form frameworks for future development.
28	Heritage/ Archaeology What would the impacts of development be	Α	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate
	on any heritage or archaeological assets		mitigation is undertaken.
	and their setting?		This site lies within a landscape that contains multi-
	Are there any opportunities for	1	period archaeological remains and contains a number of

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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

29	enhancement of these assets?  Ecological Assets	A/G	cropmarks (identified on the CBC Historic Environment Record) likely to be of archaeological origin. These remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.  Opportunities for enhancement, buffering existing			
	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		corridors and woodland habitat.			
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G/A	RoW across northern part of site. Within the Forest of Marston Vale, would require 30% tree cover.  Leisure comments Loss of Cranfield University Playing Field, East Road Amenity & Play Area, The Crescent Amenity Space, Cranfield University Playing Field and Cricket Ground. Loss would mean major detrimental impact on sporting provision locally, which is already inadequate. Protection of the existing site or re-provision of land and facilities required within accessible distance of existing facilities. Near to Cranfield Football Club Crawley Road, Holywell School playing field, High Street Recreation Ground, Cranfield St Peter & St Paul Church and Cranfield Millennium Park. Further afield: Holcot Wood			
Miner	Minerals and Waste					
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues			
Plann	ing History					
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		99/01466/OUT – Outline: Construction of 19,222 sqm of buildings for high technology, design, research and development or education and training uses together with associated landscape and parking (all matters reserved except means of access).  MB/06/0044/RM – Reserved Matters: erection of B1 use (high technology, design and research and development of education and training uses): design, external appearance and landscaping pursuant to outline planning permission 99/01466/OUT dated 23.01.03.  08/00613/RM – Proposed Airpark Development including Maintenance, Repair and Overhall (MRO) Hangar, General hangar, attenuated Aircraft Maintenance Bay, Business Aviation Centre, Warehouse, Security Hut, Plan and Associated Taxiway, Car Parking and Landscaping.			
Does	the site continue to next stage?		Yes			

# **STAGE 2 ASSESSMENT CONCLUSION**

Approximately 90% of the site is brownfield land. The site is not within the Green Belt, and mostly comprised of non-agricultural land. The site is also acceptable for employment use in terms of landscape impact. The site is part of an existing development, and it has very few constraints. Overall the site is suitable for the proposed development, and as such it passes stage 2.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		0 – 5 years	
34	Considering the size of the site, what is the indicative build out time?		15 – 20 years	
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15 years+)	
Mark	Market Signals			
36	Are there any market factors which would affect deliverability?	G	Central Bedfordshire has become an attractive location for R&D businesses, especially at Cranfield Technology Park. Unit sizes within this sector differ considerably, and depend completely on what the occupier needs. At Cranfield, there is a concentration of science and technology related activity, which thrive in the high quality modern offices and facilities.	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Cranfield Technology Park has become a hub of research and development, with Aerospace Integration Research Centre locating there, as well as Nissan. There is supply of existing stock for smaller occupiers at Cranfield, but there is limited space for larger occupiers.	
38 Does	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied? the site pass this stage?	G	This site is ideally located for office facilities for academic research and technology. The university and Cranfield have created a hub for this type of occupiers, and additional space would be welcomed.  Yes	

#### **SUMMARY** – to inform the summary spreadsheet

Does the site pass the assessment?

Yes

This site is considered suitable to accommodate the proposed development with no overriding constraints to development. Market signals suggest that this site is ideally placed to accommodate the research and technology office facilities for Cranfield. The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

#### **PASSES**

Site Details					
Ref No	NLP322				
Site Name	Land east of Junction 11A and north of Vauxhall Plant				
Site Address	Land adjacent to Luton Rd, Sundon RD and Sundon Park Rd, LU3 3AN				
Settlement	Sundon				
Size	Submitted Developable Area: 35 ha				
	Submitted Whole Site Area: 74 ha				
	Measured GIS Area: 74.2892 ha				
Proposed Use	Residential development of up to 1,200 dwellings and up to 17 ha of employment land, with				
	the potential to provide 120,000 sqm of employment floorspace.				
Additional Info					
Мар	Paul y With the Construction of the Constructi				

#### STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further

	STAGE 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provis	sional Site Capacity					
1	Does the submitted Developable Area	No	The site can accommodate 40,000 sqm employment			
	indicate that the site is likely to					
	accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>					
Floor		:	the Commental Tooth			
	Risk (All sites which reach Stage 2 will be sub	•				
2	Is more than 50% of the site located in	No	0% in FZ 2/3			
	Flood Zone 2 or 3?					
3	Is more than 50% of the site at risk from	No	30-year SW flood risk is 1.7%			
	surface water flooding?					
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by	No	The site is not covered by any nationally significant			
	nationally significant designations? These		designations			
	are: Sites of Special Scientific Interest,					
	National Nature Reserves, Scheduled					
	Monuments, Registered Parks and					
	Gardens.					
5	Is more than 50% of the site located within	No	The site is not covered by an AONB			
	the Area of Outstanding Natural Beauty?					
Does	Does the site continue to the next stage (yes answers		Yes			
to questions 1, 4, or 5 prevent progression to the next		ct				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

stage)?	

STAC	STAGE 1B ASSESSMENT				
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent				
judge	judgement should be used to assess if the site progresses to the next stage.				
Critical Infrastructure					
6	Can the site meet the <b>critical</b>	G	The site will be served by the M1 junction 11A		
	infrastructure requirements that will		improvements (under construction) and the bridging over		
	enable delivery <sup>4</sup> for employment?		the railway line. The site will also deliver new and		
			improved access roads and links.		
Does	Does the site continue to next stage?		Yes		

STAG	STAGE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not available. A site is considered available for development				
where	where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.				
Intellig	Intelligent judgement should be used to assess if the site progresses to the next stage.				
Availability					
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowner is intent on developing the site		
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues		
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions		
Does	the site continue to next stage?		Yes		

#### STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of

	Green Belt. This section records the findings of the Strategic Green Belt Review.			
Intellig	Intelligent judgement should be used to assess if the site progresses to the next stage.			
Greenbelt				
11	Is the site located within the Green Belt?	Yes	Approximately 83% in the Green Belt	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	The site is covered by area L1 and L2 of the Green Belt Report. L1 is identified as making a relatively weak contribution to the green belt.	
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	L1 is a narrow area between a motorway and an employment area, it does not have a role as a valued are of green belt. It is suited to more employment floorspace.	
Does	the site continue to next stage?		Yes	

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

0740	E 0.4 400E00MENT		
	E 2A ASSESSMENT		
			ed desktop assessment. A red rating for any question
		uded a	at this stage as the ratings across Stage 2 will be looked at
	hole using planning balance.		
Previo	pusly Developed Land		
14	Is the site Previously Developed Land in	R	The site comprises approximately 100% Greenfield land.
	accordance with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
Comn			
15	Neighbourhood Planning (only	N/A	The site is not located within a designated
13	applicable in designated areas)	14/73	Neighbourhood Planning Area.
	Is the site identified as an employment		Treignbournood Flamming Area.
	allocation in an emerging Neighbourhood		
	Plan?		
16	Community Consultation	No	n/a
10		INO	II/a
	Has any community consultation taken place? If yes, provide brief details on the		
	form this consultation took and any overall		
Dhyei	community response.		
Physical Constraints			The effective section of a feet constant of the effective
17	Are there any physical constraints or	G	The site has no clear physical constraints. The site is
	permanent features which would mean that		however located within the Greenbelt and would
	less than 40% of the site was developable?		therefore require review.
	For example, pylons, gas works, sewage		The area to the north of the site is designated within the
	treatment works, topography or wind		Chilterns AONB.
	turbines.		
	onship to Settlements	<u> </u>	
18	Not applicable for sites which adjoin	Α	The site lies immediately north and west of existing
	Significant Facilities in the Countryside <sup>6</sup> .		employment /commercial development and residential
	Would development of the site be		development. Appropriate employment development at
	complimentary to the existing settlement		the site, subject to layout and design, could therefore
	pattern and would it have a negative impact		complement existing development.
	on any historic unique or distinctive		Development at the east of the site may affect the
	characteristics of the settlement's built or		currently un- disturbed views from residential
	natural form?		development to the south.
	ultural Land Quality		
19	Would the development impact on high	R	75% Grade 2 – Very good
	quality agricultural land?		25% Grade 3 – Good to moderate
	<ul> <li>50% or more in non-agricultural</li> </ul>		
	land (G)		
	• 50% of more in Grade 3b, 4 or 5		
	(A)		
	• 50% or more in Grade 1, 2 or 3a		
	(R)		
<u> </u>	(11)		

#### **STAGE 2B ASSESSMENT**

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 - 33 will be supplied by CBC

SHOUL	should be used to assess if the site progresses to the flext stage. Answers to Q 5 25 – 33 will be supplied by CBC.				
Transport and Access to Services					
20	Distance to Town centre/ Local Centre:	Α	3.4km to Houghton Regis town centre		
	<ul><li>Over 5km (R)</li></ul>				
	<ul> <li>2km to 5km (A)</li> </ul>				
	<ul> <li>Under 2km (G)</li> </ul>				

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

22 Di  23 W Ro Ro Lo  Drainage 24 W ap flo  Environn 25 Co Ar siti re  26 Ar wo po us  Environn 27 La W or ar th Ar Ar	Distance to bus stops with a frequent ervice:  • Less than 400m (G) • 400m-800m (A) • Over 800m (R) Distance to nearest train station: • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)  What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and ocal Road Network (e.g. A6, A507)  Pand Flooding (All sites subject to Seque What is the conclusion of the sequential pproach to site allocations, in regards to cood risk?  Mental Health Contamination  Are there any contamination constraints on ite and will there be any remediation equired?  Adjoining uses  Would any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)  mental Constraints  Landscape character	G R R	The nearest train station is approx. 3km away at Leagrave.  The site is adjacent to the M1; however, the nearest access point is at Junction11, 3.8km to the south.  Test)  Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
23 WR RC LC Drainage 24 Wap flo Environn 25 Co Ar sit re  26 Ar W po us  Environn 27 La W or ar th Ar Ar	400m-800m (A)     Over 800m (R)  Distance to nearest train station:     Less than 800m (G)     800m-1200m (A)     Over 1200m (R)  What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and ocal Road Network (e.g. A6, A507)  The and Flooding (All sites subject to Seque What is the conclusion of the sequential pproach to site allocations, in regards to ood risk?  The mental Health  Contamination  The and will there be any remediation equired?  Adjoining uses  Would any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)  The mental Constraints	R ential G	The site is adjacent to the M1; however, the nearest access point is at Junction11, 3.8km to the south.  Test)  Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
23 WR RC LC Drainage 24 Wap flo Environn 25 Co Ar sit re  26 Ar W po us  Environn 27 La W or ar th Ar Ar	Over 800m (R)  Distance to nearest train station:     Less than 800m (G)     800m-1200m (A)     Over 1200m (R)  What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and ocal Road Network (e.g. A6, A507)  Be and Flooding (All sites subject to Seque What is the conclusion of the sequential pproach to site allocations, in regards to cood risk?  The mental Health  Contamination  Are there any contamination constraints on ite and will there be any remediation equired?  Adjoining uses  Would any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)  The mental Constraints	R ential G	The site is adjacent to the M1; however, the nearest access point is at Junction11, 3.8km to the south.  Test)  Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
23 WR RC LC Drainage 24 Wap flo Environn 25 Co Ar sit re  26 Ar W po us  Environn 27 La W or ar th Ar Ar	Distance to nearest train station:  Less than 800m (G)  800m-1200m (A)  Over 1200m (R)  What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and ocal Road Network (e.g. A6, A507)  and Flooding (All sites subject to Seque What is the conclusion of the sequential pproach to site allocations, in regards to ood risk?  mental Health  Contamination  are there any contamination constraints on ite and will there be any remediation equired?  Adjoining uses  Would any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)	R ential G	The site is adjacent to the M1; however, the nearest access point is at Junction11, 3.8km to the south.  Test)  Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
23 WR RC LC Drainage 24 Wap flo Environn 25 Co Ar sit re  26 Ar W po us  Environn 27 La W or ar th Ar Ar	Less than 800m (G)     800m-1200m (A)     Over 1200m (R)  What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and ocal Road Network (e.g. A6, A507)  Be and Flooding (All sites subject to Seque What is the conclusion of the sequential pproach to site allocations, in regards to cood risk?  The mental Health  Contamination  Are there any contamination constraints on ite and will there be any remediation equired?  Adjoining uses  Would any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)  The mental Constraints	R ential G	The site is adjacent to the M1; however, the nearest access point is at Junction11, 3.8km to the south.  Test)  Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
Prainage 24 W ap flo Environn 25 Co Ar sit re  26 Ar W po us  Environn 27 La W or ar th Ar	800m-1200m (A)     Over 1200m (R)  What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and ocal Road Network (e.g. A6, A507)  The and Flooding (All sites subject to Seque What is the conclusion of the sequential pproach to site allocations, in regards to ood risk?  The mental Health  Contamination  The there any contamination constraints on ite and will there be any remediation equired?  Adjoining uses  Would any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)  The mental Constraints	ential G	The site is adjacent to the M1; however, the nearest access point is at Junction11, 3.8km to the south.  Test)  Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
Prainage 24 W ap flo Environn 25 Co Ar sit re  26 Ar W po us  Environn 27 La W or ar th Ar	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and ocal Road Network (e.g. A6, A507)  The and Flooding (All sites subject to Seque What is the conclusion of the sequential pproach to site allocations, in regards to ood risk?  The mental Health  Contamination  The and will there be any remediation equired?  Adjoining uses  Would any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)	ential G	Test)  Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
Prainage 24 W ap flo Environn 25 Co Ar sit re  26 Ar W po us  Environn 27 La W or ar th Ar	Road Network (M1, A1, A421, A5) and ocal Road Network (e.g. A6, A507)  e and Flooding (All sites subject to Seque What is the conclusion of the sequential pproach to site allocations, in regards to ood risk?  mental Health  contamination  are there any contamination constraints on ite and will there be any remediation equired?  adjoining uses  Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)	ential G	Test)  Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
Drainage 24 W ap flo  Environn 25 Co Ar sit re  26 Ac W po us  Environn 27 La W or ar th Ar	cocal Road Network (e.g. A6, A507)  e and Flooding (All sites subject to Seque What is the conclusion of the sequential pproach to site allocations, in regards to ood risk?  mental Health contamination are there any contamination constraints on ite and will there be any remediation equired?  adjoining uses Would any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)	A	Test)  Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
24 Ware flower f	what is the conclusion of the sequential pproach to site allocations, in regards to cood risk?  mental Health  contamination  are there any contamination constraints on ite and will there be any remediation equired?  adjoining uses  Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)	A	Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
24 Wap flow and a properties of the state of	What is the conclusion of the sequential pproach to site allocations, in regards to ood risk?  mental Health  contamination  are there any contamination constraints on ite and will there be any remediation equired?  adjoining uses  Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)  mental Constraints	A	Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.  site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
25 Co Ar sit re  26 Ar W po us  Environn 27 La W or ar th Ar	pproach to site allocations, in regards to ood risk? The mental Health Contamination where there any contamination constraints on ite and will there be any remediation equired?  Adjoining uses  Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)	A	site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
Environn 25 Co Ar sit re 26 Ae W po us  Environn 27 La W or ar th Ar	mental Health Contamination Are there any contamination constraints on ite and will there be any remediation equired?  Adjoining uses Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)		site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
25 Co Ar sit re  26 Ar W po us  Environn  27 La W or ar th Ar	contamination are there any contamination constraints on ite and will there be any remediation equired?  Adjoining uses  Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)		operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
26 Ad W po us  Environn 27 La W or ar th Ar	are there any contamination constraints on ite and will there be any remediation equired?  Adjoining uses  Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)		operational 1985-1996 – inert waste. Some elevated CH4 levels noted  Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
26 Ad W pous Environm 27 La W or ar th Ar	ite and will there be any remediation equired?  Adjoining uses  Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
26 Ad W pous Services	adjoining uses Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
Environn 27 La W or ar th Ar	Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)  mental Constraints	A	receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
Environn 27 La W or ar th Ar	Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)  mental Constraints	A	receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
Environn 27 La W or ar th Ar	Vould any adjoining uses have the otential to cause conflict with the proposed se? (for example; noise and smell)  mental Constraints		receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study.
Environn  27 La W or ar th Ar	se? (for example; noise and smell) mental Constraints		
Environn 27 La W or ar th Ar	mental Constraints		This may have limitations in terms of the proposal
27 La W or ar th Ar			
27 La W or ar th Ar			
W or ar th Ar	andscape character		15
or ar th Ar	What would the impacts of development be	G	Development acceptable in some parts according to
ar th Ar	n the landscape character or setting of the		adopted Luton North Framework Plan.  Any development / lands uses must accord with adopted
th Ar	rea or any designated landscapes? Would		framework plan and ensure development is integrated
	nere be any direct or indirect harm to the		within and enhances landscape setting via scale,
l a t	rea of Outstanding Natural Beauty or the		massing, form, design and materials. Longer ranging
N	lature Improvement Area?		views, including views from the wider AONB, must be taken in to consideration, along with cumulative impact,
			and mitigation secured. Opportunity to enhance
			infrastructure corridors, including the M1, and gateways
			to development must be included in any development
			proposals. Landscapes associated with development
			must accord with the adopted Framework Plan and Gl aspirations, including the integration of SuDS and
			establish high quality, distinctive landscape settings for
			employers, employees / residents and connected
			habitats to support wildlife.
	leritage/ Archaeology	Α	Site has multi-period archaeological potential but this
			within a multi-period archaeological landscape. It also
	re there any opportunities for		abuts Sundon Park and medieval and post medieval
	re there any opportunities for nhancement of these assets?	i	
			designed landscape. Archaeological remains and
			designed landscape. Archaeological remains and archaeological potential do not prevent allocation or
			designed landscape. Archaeological remains and
or ar Ar	Vhat would the impacts of development be n any heritage or archaeological assets nd their setting?		

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A/R	landscape would be ill-advised. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF and include a consideration of the impact of the proposals on Sundon Park (in line with para 135 of the NPPF).  Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.  Partial floodplain, grade 1 arable land, opportunity for ecological enhancement along river corridor.		
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A/R	Impact on setting of the AONB, adjacent to Sundon Wood. Parish GI plan aspiration to buffer and extend Sundon Wood. Close proximity to Sundon Quarry SSSI. Leisure comments  No loss of LS open space.  Near to St Marys Church - Lower Sundon Cemetery.  Further afield: Houghton Regis Kingsland College and Regis Education Centre.		
Miner	Minerals and Waste				
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues		
Plann	ing History				
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was previously submitted for the 2014/15 call for sites.  A planning permission (CB/15/00979/FULL) for the erection of Distribution Centre with associated office accommodation, access, earthworks, landscaping, parking and ancillary works is located on a small section of the site, adjacent to the M1.		
Does	Does the site continue to next stage?		Yes		

#### STAGE 2 ASSESSMENT CONCLUSION

The site has some constraints; however, these are not considered to be overriding constraints to development. Scale, type and location of development should be determined by measures to reduce impact on landscape, AONB, ecology and open space/leisure. In particular, development on this site should be concentrated in the west, as this will reduce the impact on the AONB. Overall the site is suitable for the proposed development, and as such it passes stage 2.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achi	evability	
32	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period	5 – 10 years
34	Considering the size of the site, what is the indicative build out time?	0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15	Long term (10 – 15 years)

	years)?		
Marke	et Signals	•	
36	Are there any market factors which would affect deliverability?	G	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm. The proposal for this site is for residential and employment. The employment use would be best placed to the north of the existing employment facilities, and nearest the M1.
Does	the site pass this stage?		Yes/ No

# SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

Yes

The site is considered appropriate to accommodate the proposed development. Market signals suggest that the western part of this site would be suitable location for distribution units. The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- · Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

#### **PASSES**

Site Details		
Ref No	NLP383	
Site Name	Land east of M1, South of Broughton Road	
Site Address	Salford, MK17 8BU	
Settlement	Hulcote and Salford	
Size	Submitted Developable Area: 12.75 ha	
	Submitted Whole Site Area: 12.75 ha	
	Measured GIS Area: 27.3488 ha	
Proposed Use	Employment uses related to logistics.	
Additional Info	The site will benefit from the prevailing growth of Milton Keynes to the east.	
Мар	Countess Way	

#### STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

CTAC	E 4 A ACCECCMENT				
	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provis	sional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	10.5% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 2.8%		
Nationally significant designations (All sites which		reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within	No	The site is not covered by an AONB		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

the Area of Outstanding Natural Beauty?	
Does the site continue to the next stage (yes answers	Yes
to questions 1, 4, or 5 prevent progression to the next	
stage)?	

	STAGE 1B ASSESSMENT				
			le to meet their critical infrastructure needs <sup>3</sup> . Intelligent		
judger	ment should be used to assess if the site progre	esses t	to the next stage.		
Critica	Critical Infrastructure				
6	Can the site meet the <b>critical</b>	G	The growth of Milton Keynes is considered to support		
	infrastructure requirements that will		the infrastructure needed on this site		
	enable delivery <sup>4</sup> for employment?				
Does the site continue to next stage?			Yes		

STAC	E 1C ASSESSMENT			
STAGE 1C ASSESSMENT  This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.  Intelligent judgement should be used to assess if the site progresses to the next stage.				
7 What is the existing use of the site? Would the existing use limit the development potential?  G 100% arable land				
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowner is intent on developing the site	
Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?			No issues	
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	Α	The southern section is part of the Milton Keynes Magna Park planning permission for warehouse/distribution units.	
Does	Does the site continue to next stage? Yes			

CTAC	OTAGE AD ACCESSIVE			
	STAGE 1D ASSESSMENT			
			een Belt in terms of how it meets the five purposes of	
	Belt. This section records the findings of the S			
Intellig	ent judgement should be used to assess if the	site pr	rogresses to the next stage.	
Green	belt			
11	Is the site located within the Green Belt?	No	Not covered by the green belt	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A	
Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?			N/A	
Does	the site continue to next stage?		Yes	

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** 14 Is the site Previously Developed Land in The site comprises 100% greenfield land. accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** N/A The site is not located within a designated applicable in designated areas) Neighbourhood Planning area. Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** No n/a Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** G Are there any physical constraints or 17 The site is located directly east and west of the M1 permanent features which would mean that motorway. Development of this site would be less than 40% of the site was developable? constrained by noise. Development would require For example, pylons, gas works, sewage employment uses less sensitive to noise and the treatment works, topography or wind implementation of noise mitigation measures. turbines. 10.5% of the site is located within FZ 2/3. Subject to suitable mitigation measures, the above constraints would not significantly reduce the developable area. **Relationship to Settlements** Not applicable for sites which adjoin G The site is located next to a newly developed distribution 18 Significant Facilities in the Countryside<sup>6</sup>. centre, occupied by John Lewis and River Island. There Would development of the site be is also an area towards the north west of the site which complimentary to the existing settlement is being redeveloped into residential properties. There pattern and would it have a negative impact are no distinctive features which would be impacted by on any historic unique or distinctive the development. characteristics of the settlement's built or natural form? **Agricultural Land Quality** Would the development impact on high 100% Grade 3: Good to moderate Α quality agricultural land? 50% or more in non-agricultural 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a (R) **STAGE 2B ASSESSMENT** This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 - 33 will be supplied by CBC.

**Transport and Access to Services** 20 Distance to Town centre/ Local Centre: R 11.5km to Ampthill town centre Over 5km (R) 2km to 5km (A)

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	1 1 1 2 (2)	1	<u> </u>
04	Under 2km (G)  Distance to have stone with a frequent.	^	The magnetic burget and in the Change Cook (1999)
21	Distance to bus stops with a frequent service:	A	The nearest bus stop is on Fen Street, 600m from the site.
	• Less than 400m (G)		
	<ul><li>400m-800m (A)</li><li>Over 800m (R)</li></ul>		
22	Distance to nearest train station:	R	Brogborough is the nearest strain station, approx. 5km
	Less than 800m (G)		from the site.
	• 800m-1200m (A)		
	• Over 1200m (R)		
23	What is the site's proximity to the Strategic	Α	The site sits at either side of the M1, although the
	Road Network (M1, A1, A421, A5) and		nearest access point to this road is 3.5km to the north at
	Local Road Network (e.g. A6, A507)		junction 14.
	age and Flooding (All sites subject to Seque	1	·
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	G	IDB watercourses on southern boundary with unknown flood extent, may restrict development
Envir	onmental Health		
25	Contamination	G	No significant features
	Are there any contamination constraints on		
	site and will there be any remediation required?		
	required:		
26	Adjoining uses	G	No immediate issues identifiable
	Would any adjoining uses have the potential to cause conflict with the proposed		
	use? (for example; noise and smell)		
	,		
Envir	 onmental Constraints		
27	Landscape character	A/G	Scope for development if planned with mitigation and at
	What would the impacts of development be		a scale which does not dominate approach to Hulcote.
	on the landscape character or setting of the		Need to include 30% tree cover and integrate with
	area or any designated landscapes? Would there be any direct or indirect harm to the		hedges and existing woodland. Strengthen wetland character. Concern would be pressure for additional
	Area of Outstanding Natural Beauty or the		development – despite proximity to M1 this is a rural
	Nature Improvement Area?		vale. Important to retain countryside buffer between
	'		villages and extension of Milton Keynes.
28	Heritage/ Archaeology	Α	Site has multi-period archaeological
	What would the impacts of development be on any heritage or archaeological assets		potential but this would not prevent allocation providing appropriate mitigation
	and their setting?		is undertaken.
	Are there any opportunities for		This site lies within a landscape that contains multi-
	enhancement of these assets?		period archaeological remains and contains a
			number of cropmarks (identified on the CBC Historic
			Environment Record) likely to be of archaeological origin. These remains would not prevent allocation or
i			ronon-ruese remains would not blevent allocation of
			development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was
			development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission
			development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an
			development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the
			development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for
			development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the
29	Ecological Assets What would the impacts of development be	A	development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	and the state of the state of the state of the state of		
	on any biological, geological or ecological		
	assets and are there any opportunities for		
	their enhancement?		
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G/A	Within the Forest of Marston Vale, would require 30% woodland cover. Partly within district GI network – buffering of M1 corridor could deliver GI corridor. No parish GI plan available for area.  Leisure comments No loss of LS open space. Not adj to any LS sites. Near to St Mary's Church Cemetery. Further afield: Holcot Wood.
Miner	als and Waste		
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Partly Mineral Safeguarding Area
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted to the 2014/15 call for sites.  As part of the Magna Park planning permission at Milton Keynes, the southern section of this site will be developed to provide 1 x 12,653 sqm and 1 x 10,032 sqm warehouse/distribution units.
Does	the site continue to next stage?		Yes

#### **STAGE 2 ASSESSMENT CONCLUSION**

Landscape comments suggests that there is scope for development - albeit with mitigation. The southern part of site has planning approval to provide warehouse/distribution units as part of Magna Park. The development of the southern part of the site for the approved use would leave approx. 12ha of land available for development. This is enough to accommodate 40,000 sqm employment uses.

Overall the site is suitable for the proposed development, and as such it passes stage 2.

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	vability		
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		5 – 10 years
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (10 – 15 years)
Marke	et Signals		
36	Are there any market factors which would affect deliverability?	G	The M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space

37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.  The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. To the south of the site there is also evidence of a strong distribution market as sites there continue to expand, with John Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	The M1 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses.
Does	the site pass this stage?		Yes

# SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

Yes

This site is considered suitable to accommodate the proposed development. Market signals suggest that this site would be suited to the proposed logistics/distribution uses.

The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- · Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

#### **PASSES**

Site Details					
Ref No	NLP433				
Site Name	West Sunderland Farm				
Site Address	East of Biggleswade, SG18 8SD				
Settlement	Biggleswade				
Size	Submitted Developable Area: Unknown Submitted Whole Site Area: Unknown Measured GIS Area: 379.7198 ha				
Proposed Use	Housing led mixed use scheme, including specialist employment, possibly in the digital technology sectors.				
Additional Info					
Мар					

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

OTAG	OTA OF 4A AGGEOMENT				
	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provis	sional Site Capacity	•			
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in	No	14.2% in FZ 2/3		
	Flood Zone 2 or 3?				
3	Is more than 50% of the site at risk from	No	30-year SW flood risk is 5.1%		
	surface water flooding?				
Natior	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	This site is not within an AONB		
Does	the site continue to the next stage (yes answ	vers	Yes		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

to questions 1, 4, or 5 prevent progression to the next	
stage)?	

STAG	SE 1B ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent			
	judgement should be used to assess if the site progresses to the next stage.			
Critic	Critical Infrastructure			
6	Can the site meet the <b>critical</b>	Α	Minimal details are provided, but at such a large scale it	
	infrastructure requirements that will		is expected that sufficient infrastructure would be	
	enable delivery <sup>4</sup> for employment?		provided	
Does the site continue to next stage?			Yes	

This where		the la	vailable. A site is considered available for development andowner has expressed an intention to develop the site. brogresses to the next stage.
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield and agricultural
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions
Does the site continue to next stage?			Yes

#### STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of

Green Belt. This section records the findings of the Strategic Green Belt Review.						
Intelligent judgement should be used to assess if the site progresses to the next stage.						
Green	Greenbelt					
11	Is the site located within the Green Belt?	No	Not within the Green Belt			
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A			
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A			
Does	the site continue to next stage?	Yes				

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development. <sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

Distance to Town centre/ Local Centre:

Over 5km (R) 2km to 5km (A) Under 2km (G)

#### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** 14 Is the site Previously Developed Land in R The site is 100% Greenfield land. accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** N/A The site is not within a designated Neighbourhood applicable in designated areas) Planning area. Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** No n/a Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** Are there any physical constraints or G 14.2% of the site is located within FZ 2/3. The site has 17 permanent features which would mean that no other significant physical constraints. less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines. **Relationship to Settlements** Not applicable for sites which adjoin 18 A scheduled monument within the site boundary at the Α Significant Facilities in the Countryside<sup>6</sup>. SE of the site. Would development of the site be A Grade 2 Listed farmhouse is located in the centre of complimentary to the existing settlement the site and there are number of locally listed buildings pattern and would it have a negative impact on the northern boundary of the site. on any historic unique or distinctive Development could affect the setting of these historic characteristics of the settlement's built or designations. natural form? **Agricultural Land Quality** 19 Would the development impact on high R 60% Grade 2: Very good quality agricultural land? 40% Grade 3: Good to moderate 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a (R) STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 - 33 will be supplied by CBC. **Transport and Access to Services**

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Α

2.9km to Biggleswade town centre

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

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21	Distance to bus stops with a frequent service:  • Less than 400m (G)  • 400m-800m (A)	G	There are bus stops within 400m of the site on the High Street to the north and Dunton Lane to the south.
22	<ul> <li>Over 800m (R)</li> <li>Distance to nearest train station:</li> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	R	Biggleswade train station is approx. 5km away.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is approx. 3.5km from the A1. It is not surrounded by any strategic roads.
Drain	age and Flooding (All sites subject to Seque	ential T	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	G	Areas of flood zone 2 & 3 and surface water flood risk, will restrict layout and provision of surface water storage.
	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Envir	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Scope for development but only at the proposed "village scale". Undulating vale valued for tranquillity.  Extensive area of sweeping open countryside, characteristically rural vale, often with highly visible shallow slopes providing panoramic views. Important to retain scale of open land between Biggleswade and the distinctive village of Sutton. Character of dispersed settlements important. Building at any scale would be highly visible. Very little information to enable more specific comments. Scope for landscape enhancement but value of farming landscape needs to be appreciated. Need to ensure urban spread of Biggleswade contained.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R	Unsuitable for allocation, site contains a nationally protected Scheduled Monument and lies within the setting of two other Scheduled Monuments.  This site is unsuitable for development as it contains the Newton Bury Moated Enclosure Scheduled Monument. Even if the site was allocated and planning permission granted, DCMS would not give Scheduled Monument Consent for any development on the monument itself. This would mean that the development could not be delivered. The site also has the potential to contain multi-period archaeological remains and lies in the setting of Stratton Park Moat and John O'Gaunts Hill (a medieval

 $<sup>^{7}</sup>$  The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	monuments and would be contrary to para 132 of the NPPF. Please also note para 126 of the NPPF with reference to the duties of Local Planning Authorities towards the historic environment when creating Local Plans. Allocation of this site would be inappropriate.  Vast area. Potential habitat connectivity enhancements, consider existing habitats & hedges / ditches & CWS.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R	Parish GI plan aspiration to create public open space around the eastern edge of Biggleswade, extending Biggleswade Common southwards to enhance eastern section of Biggleswade Green Wheel. Site on route of Biggleswade Green Wheel. Extensive RoW network in area.  Leisure comments No loss of LS open space. Adj to Biggleswade Common Near to Kennel Farm Inf Rec, Sutton Lower School High Street (Outdoor Sport), All Saint's Church Cemetery, Dunton Playing Field, Potton Cemetery, Ivel Valley School, Stratton Cemetery, Stratton Way Recreation Ground, Edward Peake Middle School (Outdoor Sport), Dunton Lane (pond) greenspace & link to Green Wheel, Statton Farm Woodlands, London Road Green Corridor and Stratton Moat View Point / Stratton Moat Inf Rec.
_	als and Waste	,	
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted to the 2014/2015 call for sites.  There is not relevant planning history.
Does	the site continue to next stage?		Yes

This site is considered suitable for the proposed development, and therefore it passes stage 2. The site is nearby scheduled monuments and listed buildings, and this must be respected by any development that comes forward. IN order to mitigate any landscape impacts, the site must incorporate an area of open space, and habitats to enhance ecology must be provided. The size of the site is so large that all of this, as well as the proposed development, could be accommodated.

### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
33	When can the scheme realistically		0 – 5 years	
	commence delivery?			
	0 to 5 years (deliverable)			
	• 6 to 10 years			
	• 11 to 15 years			
	<ul> <li>15 to 20 years</li> </ul>			
	Outside Plan Period			
34	Considering the size of the site, what is the		15+ years	

	indicative build out time?		
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long terms (15+ years)
Mark	et Signals		
36	Are there any market factors which would affect deliverability?	G	There are no market factors which would negatively affect deliverability on this site
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Along the A1 corridor surrounding Biggleswade there is a strong presence from local industrial estates and offices, including Albone Way and Eldon Way Industrial Estates, and Stratton Business Park. There are expansion plans for Stratton Business Park, suggesting demand for this type of office/industrial use in the area. There is also a relatively strong market for offices within Biggleswade town centre.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	Market signals suggest that this this site would be well suited to local office and industrial uses, similar to those along the A1 corridor. This is residential led mixed use scheme, and therefore the introduction of more residents to this area is likely to increase the demand for local offices, so this will be the most suitable use.
Does	the site pass this stage?	ı	Yes

### **SUMMARY** – to inform the summary spreadsheet

Does the site pass the assessment?

Yes

The overall timescale for the scheme is 15+ years (long term). Market signals suggest that this site would be suited to local office and industrial uses, similar to others along the A1. The proposal is vague, and therefore the market signals assessment cannot be any more specific.

The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details				
Ref No	NLP437			
Site Name	Land west of the A1, Biggleswade			
Site Address	SG18 9ST			
Settlement	Biggleswade			
Size	Submitted Developable Area: 124.6 ha			
	Submitted Whole Site Area: 124.6 ha			
	Measured GIS Area: 134.8358 ha			
Proposed Use	Employment, with complementary leisure and hotel uses.			
Additional Info				
Мар	TROUNE  Up-reserved guint to 2 of			

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STA	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Prov	visional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000sqm employment		
Floo	d Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 2.3%		
Natio	onally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled	No	The site is not covered by any nationally significant designations		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> Use a plot ratio of 40%.

	Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within	No	The site is not covered by an AONB
	the Area of Outstanding Natural Beauty?		
Does the site continue to the next stage (yes answers		Yes	
to questions 1, 4, or 5 prevent progression to the next			
stage)?			

	SE 1B ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent				
judge	judgement should be used to assess if the site progresses to the next stage.				
Critic	Critical Infrastructure				
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	O	The site requires the provision of utilities to serve the site; these will be provided as part of the proposal, alongside improvements to the road infrastructure.		
Does	the site continue to next stage?		Yes		

ST	STAGE 1C ASSESSMENT					
	This stage of the assessment rules out sites that are not available. A site is considered available for development					
			ndowner has expressed an intention to develop the site.			
	elligent judgement should be used to assess if the	site p	rogresses to the next stage.			
Ava	ailability					
7	What is the existing use of the site?	G	100% Greenfield			
	Would the existing use limit the					
	development potential?					
8	Is the land controlled by a developer or land	G	There are many owners of this site, they are all intent on			
	owner who has expressed an intention to		developing the land			
	develop the site?					
9	Are there any legal or ownership problems	Α	The CBC owned land is let to two Farm Business			
	that could delay or prevent development?		tenants, these expire in September 2018.			
	If Yes, can these issues realistically be					
	overcome?					
10	Does the site already have planning	G	No planning permissions			
	permission for the proposed use? <sup>5</sup>					
Do	es the site continue to next stage?		Yes			

	STAGE 1D ASSESSMENT				
			een Belt in terms of how it meets the five purposes of		
	n Belt. This section records the findings of the S				
Intelli	gent judgement should be used to assess if the	site pr	ogresses to the next stage.		
Gree	nbelt				
11	Is the site located within the Green Belt?	No	The site is not covered by the green belt		
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A		
Does	the site continue to next stage?	•	Yes		

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAC	E 24 ACCECCMENT				
	STAGE 2A ASSESSMENT				
	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at				
		uueu a	at this stage as the ratings across Stage 2 will be looked at		
	whole using planning balance.				
	ously Developed Land		The site is 4000/ One sufficial land		
14	Is the site Previously Developed Land in accordance with the NPPF definition?	R	The site is 100% Greenfield land.		
	• 76% - 100% (G)				
	• 26 - 75% (A)				
_	• 25% - 0% (Greenfield) (R)				
	nunity				
15	Neighbourhood Planning (only	N/A	The site is not located within a designed Neighbourhood		
	applicable in designated areas)		Planning area.		
	Is the site identified as an employment				
	allocation in an emerging Neighbourhood				
	Plan?				
16	Community Consultation	No	n/a		
	Has any community consultation taken				
	place? If yes, provide brief details on the				
	form this consultation took and any overall				
	community response.				
	cal Constraints				
17	Are there any physical constraints or	G	An area of mature woodland is located within the site		
	permanent features which would mean that		however this covers less than 10% of the sites.		
	less than 40% of the site was developable?		There is an existing wind farm on the land south of the		
	For example, pylons, gas works, sewage		site; however, this does not fall within the site boundary.		
	treatment works, topography or wind				
	turbines.				
	onship to Settlements	Ι.			
18	Not applicable for sites which adjoin	Α	The site is not located immediately adjacent to an		
	Significant Facilities in the Countryside <sup>6</sup> .		existing settlement. The land adjoining the north west		
	Would development of the site be		corner of the site is designated as open space, sports		
	complimentary to the existing settlement		and recreation ground, therefore proposals would need		
	pattern and would it have a negative impact		to be complimentary to this use. The site is partially		
	on any historic unique or distinctive		covered by mature woodland which would need to be		
	characteristics of the settlement's built or		protected from development.		
A!	natural form?				
	ultural Land Quality	D	750/ Crada 2: Vary good		
19	Would the development impact on high	R	75% Grade 2: Very good		
	quality agricultural land?		25% Grade 1: Excellent		
	• 50% or more in non-agricultural				
	land (G)				
	• 50% of more in Grade 3b, 4 or 5				
	(A)				
	• 50% or more in Grade 1, 2 or 3a				
	(R)				

STAG	STAGE 2B ASSESSMENT				
This s	This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement				
should	d be used to assess if the site progresses to the	next:	stage. Answers to Q's 25 – 33 will be supplied by CBC.		
Trans	Transport and Access to Services				
20	Distance to Town centre/ Local Centre:	Α	2km to Biggleswade town centre		
	Over 5km (R)				

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<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	• 2km to 5km (A)		
	Under 2km (G)		
21	Distance to bus stops with a frequent service:  • Less than 400m (G)  • 400m-800m (A)	R	The nearest bus stops are approx. 1.3km away on Hitchin Street and Langford Road
22	<ul> <li>Over 800m (R)</li> <li>Distance to nearest train station:</li> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	R	The nearest station is in Biggleswade, at approx. 3km away.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the A1
Drain	age and Flooding (All sites subject to Seque	ential	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	G	Existing watercourse network on this site drains into the adjacent urban area. Flood risk must not be increased downstream. The site has opportunities to provide strategic/over attenuation to protect the downstream an area. Natural watercourses to be retained.
	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Historical landfill on site. Holme Farm/Dunton Lane operated between 31/12/1966 to 31/12/1971 accepted household waste
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Envir	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A	Limited scope for development- vale landscape contrasts with urban form to east of A1 – important long-distance views.  Very large site – attractive arable landscape connecting with Ivel Valley, forms open setting for windfarm. Some scope for mid-scale development at northern end if strongly integrated with wooded screening. B8 inappropriate as would block extensive views and create sense of enclosure at gateway to Biggleswade. Concern continued loss of quality farmland and visual impact of linear urban extension
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site contains multi-period archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken.  This site contains multi-period archaeological remains, some of which have been investigated in association with previous planning applications. These remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

			the site be allocated, a contingency for archaeological
			works must be included in any proposal to prevent
			issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Grade 2 arable, vast area, impact on farmland species, loss of woodland SPI. Species of principal importance.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A	Biggleswade Green Wheel crosses the northern part of the site; this would need to be delivered within a strategic scale, multifunctional, attractive GI corridor. Other ROW across site.  Leisure comments No loss of LS open space. Direct impact as adj to The Lakes Recreation Ground. Near to Biggleswade Rugby Club Langford Road, Kitelands Recreation Ground, Biggleswade Town Football Club, Lincoln Crescent/Grasmere Road Play Area, London Road Green Corridor, Saxon Drive Linear Wood, Stratton Moat View Point / Stratton Moat Inf Rec, Langford Riverside Inf Rec, Statton Farm Woodlands and Dunton Lane (pond) greenspace & link to Green Wheel. Further afield: Harlow Common & Langford Meadow LNR.
Miner	⊥ als and Waste		LIVIX.
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Partly within Mineral Safeguarding Area
	ing History		
32	What is the sites planning history? (For		Part of the site was previously submitted to the 2014/15
	example planning applications and		call for sites.
	submissions to previous Allocations Plans)		An application for the erection of a new trunk road
			service area with associated parking, landscaping and infrastructure, was submitted and then withdrawn.
			There is no other relevant planning history.
Does	the site continue to next stage?		Yes
Ducs	the one continue to next stage:		100

This site is suitable for the proposed development, and therefore it passes stage 2. It is located alongside the A1, and is in a strategic location for a new development. There are some issues in terms of landscape, archaeology, ecology, and contamination. However, the site is large enough that with appropriate mitigation, the issues can be overcome.

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
33	When can the scheme realistically		0 – 5 years	
	commence delivery?			
	0 to 5 years (deliverable)			
	• 6 to 10 years			
	• 11 to 15 years			
	• 15 to 20 years			
	Outside Plan Period			
34	Considering the size of the site, what is the		10 – 15 years	
	indicative build out time?			

35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)
	et Signals		
36	Are there any market factors which would affect deliverability?	G	There are no market factors which would negatively affect deliverability on this site
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Along the A1 corridor surrounding Biggleswade there is a strong presence from local industrial estates and offices, including Albone Way and Eldon Way Industrial Estates, and Stratton Business Park. There are expansion plans for Stratton Business Park, suggesting demand for this type of office/industrial use in the area. There is also a relatively strong market for offices within Biggleswade town centre.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Market signals suggest that this this site would be well suited to local office and industrial uses, similar to those along the A1 corridor.
Does	Does the site pass this stage?		Yes

## SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

Yes

The overall timescale for the scheme is 15+ years (long term). Market signals suggest that this site would be suited to local office and industrial uses, similar to others along the A1. We cannot make any comment on the market signals in relation to the hotel or leisure part of the proposal.

The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details		
Ref No	NLP463	
Site Name		
Site Address  Land to the east of Milton Keynes defined by the A421/M1 to the north, the Bedford Railway line to the south and Cranfield Rd to the west, MK17 8HS		
Settlement	Aspley Guise	
Size Submitted Developable Area: 130-150 ha Submitted Whole Site Area: 350 ha Measured GIS Area: 259 ha		
Proposed Use  Mixed use development comprising residential, employment, schools and education, centres, open space, community and social provision and other infrastructure.  Potential for employment located within village centres; and also for employment area associated with multi-modal interchange or park and ride at Junction 13 of M1		
Additional Info  As part of the withdrawn Development Strategy, the proposed use for this site is a 330ha mixed use proposal or 270ha for rail freight interchange, employment and		
Мар	Training to the state of the st	

### STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	Provisional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	5.9% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 4.1%		
Nation	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB		
<b>Does the site continue to the next stage</b> (yes answers to questions 1, 4, or 5 prevent progression to the next		Yes			

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

stage)?	

_	STAGE 1B ASSESSMENT				
This s	stage of the assessment rules out sites that are	not ab	le to meet their critical infrastructure needs <sup>3</sup> . Intelligent		
judge	ment should be used to assess if the site progre	esses	to the next stage.		
Critic	Critical Infrastructure				
6	Can the site meet the <b>critical</b>	G	The critical infrastructure needed for the delivery of the		
infrastructure requirements that will			site has already been completed.		
	enable delivery <sup>4</sup> for employment?		·		
Does the site continue to next stage?			Yes		

### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** What is the existing use of the site? Greenfield land and some agricultural buildings - also G Would the existing use limit the including hayfield farm, a rural barn converted into development potential? business park, and some housing in Aspley Guise. 8 Is the land controlled by a developer or land G All landowner's intent on developing the site owner who has expressed an intention to develop the site? 9 Are there any legal or ownership problems G No issues that could delay or prevent development? If Yes, can these issues realistically be overcome? 10 Α Does the site already have planning The site has a long planning history having been permission for the proposed use?<sup>5</sup> consistently promoted thorough the development plan making process by the Consortium over the last 10 years or more. Does the site continue to next stage? Yes

### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? No Not green belt 12 If answer to question 11 is ves. then does N/A N/A the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? 13 Are there any identified merits to the site or N/A N/A proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Yes Does the site continue to next stage?

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<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

2km to 5km (A)

### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** 14 Is the site Previously Developed Land in R The site is 100% Greenfield land. accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** N/A The site is located within the proposed Aspley Guise applicable in designated areas) Neighbourhood Planning area which is currently under Is the site identified as an employment consideration. allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** Yes Meetings were held with the Parish Council during 2007 Has any community consultation taken and 2008. place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** G Are there any physical constraints or The site appears to be unspoilt greenfield land without 17 permanent features which would mean that any contamination or landscape issues, although a small less than 40% of the site was developable? section of the site (5.9%) is located within FZ2/3. There For example, pylons, gas works, sewage is evidence of heritage assets on the site near the M1. treatment works, topography or wind and any development would impact the green landscape turbines. that currently exists. Would require infrastructure to provide access to the strategic road network via J13. **Relationship to Settlements** The site is unaffected by heritage designations or Not applicable for sites which adjoin G 18 Significant Facilities in the Countryside<sup>6</sup>. historic characteristics. Would development of the site be The site is not located immediately adjacent to existing complimentary to the existing settlement settlements. pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form? **Agricultural Land Quality** Would the development impact on high 100% Grade 3: Good to moderate Α quality agricultural land? 50% or more in non-agricultural 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a (R) **STAGE 2B ASSESSMENT** This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

Distance to Town centre/ Local Centre:

Over 5km (R)

R 9km to Ampthill and Flitwick town centres

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

0.1	Under 2km (G)  Bitter to the first term of		The second section of A. J. O. J. d. a.
21	Distance to bus stops with a frequent service:  • Less than 400m (G)	G	There are bus stops at Aspley Guise that are within 400m of the site
	<ul><li>400m-800m (A)</li><li>Over 800m (R)</li></ul>		
22	Distance to nearest train station: (20)  Less than 800m (G)  800m-1200m (A)  Over 1200m (R)	G	Aspley Guise station is within 400m from the site.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is bordered to the north by the A421 and the M1, with Junction 13 at the east of the site providing access to the M1.
Drain	age and Flooding (All sites subject to Seque	ential	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	A	Significant surface water flow paths across site and Flood Zones 2 and 3, will restrict layout
Envir	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A /G	2 sites of potential contaminative past use within area:  • Former factory/works  • Former Brickworks – now housing
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		Significant constraints on some parts of site due to road / rail network / commercial and industrial land uses. Careful orientation, screening and placement within site it could deliver some employment
Envir	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development at this scale NOT acceptable — visually sensitive vale forming setting of historic village and greensand escarpment.  The Aspley Triangle Vale is a distinctive landscape which needs to remain in an open condition. Has strong sense of place, localised variation where higher ground within a framework of hedged fields. Provides open vistas to Greensand and Clay ridge. Largescale development even as "villages" would detract from relative tranquillity and scale of vale. Only very minor development linked to new landscape of Canal Park acceptable, delivering new landscape and enhancement of A421 corridor. Not appropriate for extensive tree planting.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site contains above and below ground archaeological remains; but this would not prevent allocation providing appropriate mitigation is undertaken.  Pre-application evaluation including geophysical survey and trial trenching has already been undertaken on 60 hectares of this site adjacent to Cranfield Road/Eagle Farm and archaeological remains dating to the later prehistoric and Roman periods have been identified in the centre of this land parcel. These remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. The wider site contains

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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

		I	mediaval ridge and furrow and where these features
			medieval ridge and furrow and where these features survive as earthworks, preservation in situ may be required. Given that intrusive pre-application evaluation has already been undertaken on part of the site I would expect the same strategy on the remaining areas, this would be in line with para 128 of the NPPF. The site also lies within the wider setting of Brogborough Ringwork Scheduled Monument and Woburn Abbey Grade I Registered Park and Garden, therefore paras 126 and 132 -134 of the NPPF should also be considered. Should the site be allocated, a contingency for archaeological works must be included
			in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Potential habitat enhancements, must consider existing habitats & corridors hedges / ditches & CWS.  With such a large new development potential to plan well for positive ecological gains and network enhancements. Potential impact on farmland species
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A	Development would need to deliver (not just set aside land for – as suggested in submission info) B&MK Waterway Park. Much of area identified as green infrastructure / green space in Parish GI plan. Within strategic GI network.  Leisure comments No loss of LS open space. Near to Townlands - Trunk Furlong, Aspley Guise Recreation Ground and Cricket Club, Fulbrook Middle School, School off Weathercock Way and St James's Church Cemetery. Further afield: Holcot Wood and Aspley Wood.
Minera	als and Waste		Tatalor allola. Holdet Weda alla Alepidy Weda.
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planni	ng History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted to the 2014/15 call for sites.  This site is referred to as the South East Strategic Development Area (SEDSA), and the Central Bedfordshire Core Strategy recognises it and states: "The Council has committed in principle, to joint working with the Milton Keynes Partnership Committee (MKPC) and Milton Keynes Council to take forward the[SEDSA] and will be jointly preparing a development framework to guide its development. When complete the framework will be adopted as part of the LDF".  No other relevant planning history
Does t	the site continue to next stage?		Yes

Is the site suitable for the proposed development?

### (There are no environmental health comments on this site)

This site is considered appropriate for the proposed development, and it therefore passes stage 2. It is in a strategic location, with access to junction 13 of the M1, and there are no flooding, heritage, or ecology assets that would prevent development. The location of the site within the Aspley Triangle Vale creates considerable landscape constraints; however, due to the size of the site it is considered that landscape mitigation would be designed into the development to reduce any potential impact.

### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
34 35	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period  Considering the size of the site, what is the indicative build out time?  What is a realistic timeline for the		0 – 5 years  More than 15 years  Long term (15+ years)	
	deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?			
Marke	et Signals			
36	Are there any market factors which would affect deliverability?	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.	
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	А	Junction 13 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable. If the site is developed as the proposal suggests, then a market for office uses may be created in the area.	
Does t	Does the site pass this stage? Yes			

# SUMMARY – to inform the summary spreadsheet Does the site pass the assessment? Yes

The overall timescale for the scheme is 15+ years (long term). Market signals suggest that this site is currently suitable for distribution uses. However, if the site is successfully developed as a mixed use scheme with residential, then an office market may be feasible.

The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation

- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

### **PASSES**

Site Details				
Ref No	NLP525			
Site Name	Sundon Rail Freight Interchange			
Site Address	Luton, LU4 9UA,			
Settlement	Luton			
Size	Submitted Developable Area: 55 ha Submitted Whole Site Area: 55 ha Measured GIS Area: 56.4 ha			
Proposed Use	Rail freight interchange (5 ha), associated employment (40 ha – to accommodate 170,000 sqm of B8 floorspace) and enhancements to open space and designated biodiversity sites.			
Additional Info				
Мар	alton Village Hall  State  Chall ton			

### STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Prov	isional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup> No The site can accommodate over 40,000 sqm employment floorspace				
Floo	d Risk (All sites which reach Stage 2 will be sul	oject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	But part of the site is affected by surface water flooding		
Natio	Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)				
4	Is more than 50% of the site covered by	No	The site is not covered by any nationally significant		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> Use a plot ratio of 40%.

	nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.		designations – the Sundon Chalk Quarry SSSI falls slightly within the site, but it is predominantly adjacent. There are no Listed Buildings on or adjacent to the site; however, development may affect the setting of the landmark Grade 1 Listed church at Lower Sundon and the adjacent historic parkland.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
	the site continue to the next stage (yes answerions 1, 4, or 5 prevent progression to the next		Yes

This s	STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.		
Critic	al Infrastructure		
6	Can the site meet the <b>critical</b> infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The development would need to contribute to the delivery of the M1-A6 Link Road and the on-site rail infrastructure.
Does	Does the site continue to next stage? Yes		

This s where Intelli	STAGE 1C ASSESSMENT  This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.  Availability			
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Agriculture, open space and disused chalk quarry	
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowners consider the site available for development	
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues	
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permission	
Does	the site continue to next stage?		Yes	

Consi Greer Intellig	STAGE 1D ASSESSMENT  Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.  Greenbelt				
11	Is the site located within the Green Belt?	Yes	Yes – 100%		
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is within area L2 – all of the land within the parcel is considered to make a strategic contribution to the purposes of the Green Belt.		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute	N/A	The Sundon Rail Freight Interchange Strategic Allocation document states that 'Only the land to be developed as part of the Sundon RFI SA will be		

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

to identification of exceptional circumstances?		removed from the Green Belt. This will provide a permanent Green Belt boundary'. This site is a necessary part of the development the RFI – the location of the RFI is not moveable as it is reliant on the railway and needs sufficient land adjacent to the railway for the employment buildings.
Does the site continue to next stage?		Yes

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.  Previously Developed Land  14  Is the site Previously Developed Land in accordance with the NPPF definition?  • 76% - 100% (G)  • 26 - 75% (A)  • 275% - 0% (Greenfield) (R)  Community  15  Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?  16  Community Consultation  Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.  Physical Constraints  17  Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable?  For example, pylons, gas works, sewage treatment works, topography or wind turbines.  Relationship to Settlements  18  Not applicable for sites which adjoin Significant Facilities in the Countryside*. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?  Agricultural Land Quality  19  Would the development impact on high quality agricultural land?  • 50% or more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 3b, 4 or 5 (A)		OTAGE 2. GOTTABLETT (BETALLED AGGLOGIALIST)			
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Not applicable for sites which adjoin Significant Facilities in the Countryside <sup>6</sup> . Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?  Agricultural Land Quality  Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5  (A)  To the west is the M1 and the Midland Mainline railway; to the north is agricultural land; to the east is a disused chalk quarry, agricultural land end the village of Upper Sundon whilst to the south is agricultural land and Luton. Development on the site would not have a negative impact on the surrounding settlements.  To the west is the M1 and the Midland Mainline railway; to the north is agricultural land the Midland Mainline railway; to the north is agricultural land and the Midland Mainline railway; to the north is agricultural land and the Midland Mainline railway; to the north is agricultural land and the Village of Upper Sundon whilst to the south is agricultural land and Luton. Development on the surrounding settlements.  To the west is the M1 and the Midland Mainline railway; to the north is agricultural land; to the east is a disused chalk quarry, agricultural land and the Village of Upper Sundon whilst to the south is agricultural land and Luton. Development on the surrounding settlements.  To the west is the M1 and the Midland Mainline railway; to the east is a disused chalk quarry, agricultural land; the village of Upper Sundon whilst to the south is agricultural land and the Village of Upper Sundon whilst to the south is agricultural land and the Village of Upper Sundon whilst to the south is agricultural land and the Village of Upper Sundon whilst to the south is agricultural land and the Village of Upper Sundon whilst to the south is agricultural land and the Village of Upper Sundon whilst to the south is agricultural land; to	Polati				
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Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?  Agricultural Land Quality  Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5 (A)  Chalk quarry, agricultural land and the village of Upper Sundon whilst to the south is agricultural land and Luton. Development on the site would not have a negative impact on the surrounding settlements.  Sundon whilst to the south is agricultural land and Luton. Development on the site would not have a negative impact on the surrounding settlements.  Figure 1	10	Significant Facilities in the Countryside	0		
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pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?    Agricultural Land Quality					
on any historic unique or distinctive characteristics of the settlement's built or natural form?  Agricultural Land Quality  19 Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5  (A)					
characteristics of the settlement's built or natural form?  Agricultural Land Quality  19 Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5  (A)					
Agricultural Land Quality  19 Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5 (A)				impact on the surrounding settlements.	
Agricultural Land Quality  19 Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5 (A)					
Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5 (A)  G 75%: Non-agricultural land 25% Grade 3: Good to moderate		natural form?			
Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5 (A)  G 75%: Non-agricultural land 25% Grade 3: Good to moderate	Aaria	ultural Land Quality			
<ul> <li>quality agricultural land?</li> <li>50% or more in non-agricultural land (G)</li> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>			C	75% Non agricultural land	
<ul> <li>50% or more in non-agricultural land (G)</li> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	19		G		
land (G)  • 50% of more in Grade 3b, 4 or 5 (A)		1 ' ' '		25/0 Grade 5. Good to moderate	
• 50% of more in Grade 3b, 4 or 5 (A)					
(A)		` ,			
• 50% or more in Grade 1, 2 or 3a					
50 % of filore in Grade 1, 2 of 5a		<ul> <li>50% or more in Grade 1, 2 or 3a</li> </ul>			
(R)		(R)			

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

STAG	STAGE 2B ASSESSMENT				
	This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement				
	should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.				
	port and Access to Services		Olympia Double to a control		
20	Distance to Town centre/ Local Centre:	R	8km to Dunstable town centre		
	• Over 5km (R)				
	<ul><li>2km to 5km (A)</li><li>Under 2km (G)</li></ul>				
21	Under 2km (G)     Distance to bus stops with a frequent	Α	Approx 800m to nearest bus stops in on Sundon Road		
21	service:	^	Approx 60011 to flearest bus stops in on Sundon Road		
	Less than 400m (G)				
	• 400m-800m (A)				
	Over 800m (R)				
22	Distance to nearest train station:	R	Approx 3.7km to Leagrave and Harlington station		
	<ul> <li>Less than 800m (G)</li> </ul>				
	• 800m-1200m (A)				
	<ul> <li>Over 1200m (R)</li> </ul>				
23	What is the site's proximity to the Strategic	Α	The site is adjacent to the M1 motorway. The nearest		
23	Road Network (M1, A1, A421, A5) and	^	junction access point to the M1 is at J11, approx. 7km to		
	Local Road Network (e.g. A6, A507)		the south of the site. However, junction improvements		
			are currently ongoing at Sundon Road, which will		
			improve connectivity to the M1 in the long term.		
	age and Flooding (All sites subject to Seque	1			
24	What is the conclusion of the sequential	Α	Although there are no areas at risk of flooding in the site,		
	approach to site allocations, in regards to		the development will result in increased hard surfaces		
	flood risk? <sup>7</sup>		increasing the surface water runoff. This will need to be		
Fnvir	onmental Health		carefully managed with the adjoining SSSI and CWS.		
	onmental Health Contamination	G			
Environ 25	Contamination	G	The site appears to be generally unspoilt Greenfield land		
	Contamination Are there any contamination constraints on site and will there be any remediation	G			
	Contamination Are there any contamination constraints on	G	The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site		
	Contamination Are there any contamination constraints on site and will there be any remediation	G	The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?		The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous usage.		
	Contamination Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses	G	The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous usage.  There is the potential for a noise impact on existing		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?		The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous usage.  There is the potential for a noise impact on existing residential properties on Lodge Road and any		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses Would any adjoining uses have the		The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous usage.  There is the potential for a noise impact on existing		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed		The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous usage.  There is the potential for a noise impact on existing residential properties on Lodge Road and any development that may arise as a part of the North Luton proposals. Rail freight and vehicle movements are likely to occur 24 hours a day. Any impact on the AQMA at		
26	Contamination Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous usage.  There is the potential for a noise impact on existing residential properties on Lodge Road and any development that may arise as a part of the North Luton proposals. Rail freight and vehicle movements are likely		
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25 26 Envir	Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)  International Constraints  Landscape character What would the impacts of development be	A	The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous usage.  There is the potential for a noise impact on existing residential properties on Lodge Road and any development that may arise as a part of the North Luton proposals. Rail freight and vehicle movements are likely to occur 24 hours a day. Any impact on the AQMA at Chalton will need to be assessed.  There is no sensitive designated landscape within the site and the Chilterns AONB lies beyond the quarry and		
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25 26 Envir	Contamination Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)  Contemporaries  Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	A	The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous usage.  There is the potential for a noise impact on existing residential properties on Lodge Road and any development that may arise as a part of the North Luton proposals. Rail freight and vehicle movements are likely to occur 24 hours a day. Any impact on the AQMA at Chalton will need to be assessed.  There is no sensitive designated landscape within the site and the Chilterns AONB lies beyond the quarry and Upper and Lower Sundon. A worked quarry forms the eastern and northern boundary and wooded ridgeline from where the land slopes down to the railway and M1. Development may be accommodated subject to scale and height limits. There is scope for linking and enhancing green infrastructure in the area particularly with the adjoining CWS and SSSI.		
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25 26 Envir	Contamination Are there any contamination constraints on site and will there be any remediation required?  Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)  Contemporaries  Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	A	The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous usage.  There is the potential for a noise impact on existing residential properties on Lodge Road and any development that may arise as a part of the North Luton proposals. Rail freight and vehicle movements are likely to occur 24 hours a day. Any impact on the AQMA at Chalton will need to be assessed.  There is no sensitive designated landscape within the site and the Chilterns AONB lies beyond the quarry and Upper and Lower Sundon. A worked quarry forms the eastern and northern boundary and wooded ridgeline from where the land slopes down to the railway and M1. Development may be accommodated subject to scale and height limits. There is scope for linking and enhancing green infrastructure in the area particularly with the adjoining CWS and SSSI.  The landscape is of moderate sensitivity and location of		

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

	1		surrounding area, so if it is designed correctly it will
			protect the character and surrounding landscape.
28	Heritage/ Archaeology	Α	Some of the site has been subject to disturbance
20	What would the impacts of development be		through chalk extraction; however, the eastern half has
	on any heritage or archaeological assets		archaeological potential and therefore some mitigation
	and their setting?		will be required if the site is allocated.
	Are there any opportunities for		'
	enhancement of these assets?		
29	Ecological Assets	Α	There are two CWS within the site. Chalton Scrub and
	What would the impacts of development be		Grassland CWS in the southern part of the site and
	on any biological, geological or ecological		Sundon Chalk Pits CWS which adjoins the eastern
	assets and are there any opportunities for their enhancement?		boundary and also falls within the site to the north east.
			Sufficient evidence will be needed to demonstrate that
			this proposal is deliverable without having an adverse
			effect on the ecological interest in this area. The
			development of this site could bring forward the
			opportunity for enhancement and management of these
			environmental assets.
30	Open space/leisure and GI assets	G	No aspirations identified in Parish GI plans for Clifton /
	Are there any potential conflicts with open		Shefford.
	space or leisure designations?		Laisuna samuranta
			Leisure comments
			No loss of LS open space.
			Not adj to any Leisure Strategy sites.
			Near to Samuel Whitbread Academy Sch Rugby Pitches and Memorial Rec Gnd.
Miner	als and Waste		and Wemonal Nec Ond.
31	What would the impacts of development be	G	No issues
	on safeguarded minerals and waste sites,		
	including mineral safeguarding sites?		
Plann	ing History		
32	What is the sites planning history? (For		No known relevant planning applications at this site.
	example planning applications and		The site was previously included within the CBC
	submissions to previous Allocations Plans)		withdrawn Development Strategy, and it is a site that
1			
			CBC are interested in carrying forward in to the new
	the site continue to next stage?		plan.  Yes

The site is considered suitable to accommodate the proposed development. The impact in terms of noise should be considered and mitigated as part of the development. Any development should respect the scale and height of the ridgeline so to mitigate the impact on the surrounding landscape. The development will need to demonstrate that the proposal would not have a negative impact on the ecological assets on the site. The site is considered to have no overriding constraints to development and therefore passes stage 2.

### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability		
33	When can the scheme realistically		0 – 5 years (deliverable)
	commence delivery?		
	0 to 5 years (deliverable)		
	• 6 to 10 years		
	• 11 to 15 years		
	• 15 to 20 years		
	Outside Plan Period		
34	Considering the size of the site, what is the		0 – 5 years
	indicative build out time?		-

35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Mark	et Signals		
36	Are there any market factors which would affect deliverability?	A	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	Α	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm.
Does	the site pass this stage?		Yes

SUMMARY – to inform the summary	spreadsheet

Does the site pass the assessment?

The site is considered suitable to accommodate the proposed development. Market signals indicate that light industrial and distribution uses would be more suitable in this location than offices. This site passes stage 3 and therefore is recommended for employment allocation in the Local Plan.

Yes

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	
Ref No	ALP146
Site Name	Old Park Farm, Toddington
Site Address	Central Bedfordshire LU5 6HR
Settlement	Harlington
Size	Submitted Developable Area: Submitted Whole Site Area: 136 ha Measured GIS Area: 101 ha
Proposed Use	Strategic Rail Freight Development together with 10 distribution warehouses and ancillary offices providing circa 270,000 sqm
Additional Info	
Мар	L ppe

## STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Flood	I Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	10.1% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 7.4%		
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB		
Does	the site continue to the next stage (yes answ	vers	Yes		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> A 0.40 plot ratio has been used.

to questions 1, 4, or 5 prevent progression to the next	
stage)?	

	STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent				
	judgement should be used to assess if the site progresses to the next stage.				
Criti	Critical Infrastructure				
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The site would involve the delivery of an SRFI		
Does	s the site continue to next stage?	Yes			

STAC	STAGE 1C ASSESSMENT				
This s	stage of the assessment rules out sites that are	not av	vailable. A site is considered available for development		
			ndowner has expressed an intention to develop the site.		
Intelli	gent judgement should be used to assess if the	site pi	rogresses to the next stage.		
Avail	ability				
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Vacant Greenfield, with a small number of agricultural buildings, and clay pigeon shooting and off road motor cycling		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner intent on developing the site		
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues		
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	Planning application for a different use		
Does	the site continue to next stage?		Yes		

STAGE 1D ASSESSMENT  Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.				
Green		Site pi	ogresses to the next stage.	
11	Is the site located within the Green Belt?	Yes	99% Green Belt	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is within Green Belt area H3, and it is considered to make a strategic contribution to the purposes of the green belt.	
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	There is a need for additional SRFI in this area, and the site is well positioned near the existing railway line and strategic road network to succeed as a rail freight interchange and an employment land area.	
Does	the site continue to next stage?		Yes	

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

5 Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	STAGE 2A ASSESSMENT				
			ed desktop assessment. A red rating for any question		
		uded a	at this stage as the ratings across Stage 2 will be looked at		
	vhole using planning balance.				
Previo	ously Developed Land				
14	Is the site Previously Developed Land in	R	The entire site is in agricultural use and is therefore		
	accordance with the NPPF definition?		considered to be 100% greenfield land.		
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	• 25% - 0% (Greenfield) (R)				
Comn	nunity				
15	Neighbourhood Planning (only	Yes	The site is legated within the Taddington Neighbourhood		
15		165	The site is located within the Toddington Neighbourhood		
	applicable in designated areas)		Planning area. No sites have yet been allocated to the		
	Is the site identified as an employment		plan.		
	allocation in an emerging Neighbourhood				
40	Plan?				
16	Community Consultation	No	n/a		
	Has any community consultation taken				
	place? If yes, provide brief details on the				
	form this consultation took and any overall				
	community response.				
Physi	cal Constraints				
17	Are there any physical constraints or	G	This site is immediately deliverable as it is vacant		
	permanent features which would mean that		greenfield land without any contamination issues.		
	less than 40% of the site was developable?		The stream that runs through the site in the south and		
	For example, pylons, gas works, sewage		west is a CWS.		
	treatment works, topography or wind				
	turbines.				
Relati	onship to Settlements				
18	Not applicable for sites which adjoin	N/A	The site includes the Old Park Farmhouse, a Grade 2		
	Significant Facilities in the Countryside <sup>6</sup> .	,,	listed building. To the north-west of the site is Mill Farm,		
	Would development of the site be		including Mill Farm and Mill Farmhouse, both Grade 2		
	complimentary to the existing settlement		listed buildings. Development could affect the setting of		
	pattern and would it have a negative impact		these heritage assets.		
	on any historic unique or distinctive		these hemage assets.		
	characteristics of the settlement's built or		The site is located 500m from the Chilterns AONB.		
			The site is located 500m from the Childen's AOND.		
natural form?  Agricultural Land Quality					
	Would the development impact on high	Α	100% Grade 3 – Good to moderate		
19		А	100% Grade 3 – Good to moderate		
	quality agricultural land?				
	50% or more in non-agricultural				
	land (G)				
	<ul> <li>50% of more in Grade 3b, 4 or 5</li> </ul>				
	(A)				
	<ul> <li>50% or more in Grade 1, 2 or 3a</li> </ul>				
	(R)				
	1 17	1			

# STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services Distance to Town centre/ Local Centre: Over 5km (R) 2km to 5km (A) Under 2km (G)

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

22	Distance to bus stops with a frequent service:  • Less than 400m (G) • 400m-800m (A) • Over 800m (R)  Distance to nearest train station: (20) • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R)  What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R A	Approx. 1km to bus stops on Harlington Road and Toddington Road  Approx. 900m to Harlington train station  The site is adjacent to the M1; the nearest junction is no. 12.  Given the size of the site, social infrastructure, new roads and access would all be required. New junction links would be necessary.
Drain	age and Flooding (All sites subject to Seque	ential 1	
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	A	Significant areas of Zone 3 affecting the site, will restrict layout and areas appropriate for storage of surface water.
Envir	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Landfills on site:  Pit 139a (1/1/1980-31/12/1989) inert & industrial waste  Old Park Farm (15/7/89-1/9/89) industrial waste
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Envir	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable: pronounced, open, elevated site within the setting of the Chilterns AONB. Primarily elevated landform highly apparent in local and wider landscape views and especially from elevated Sharpenhoe Clappers escarpment / Chilterns AONB – highest landscape designation requiring same level of protection of that of National Parks. Recreational value and access of highest sensitivity including PROW and National Trails, amenity must be conserved. Site area to southwest of M1 retains rural character and forms setting to Toddington / rising landscape.  Development of proposed character, scale and form would result in significant detrimental impact on landscape character, views and value – development cannot be mitigated.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. The site lies within a landscape that is known to contain multi-period archaeological remains dating to the prehistoric, Roman and Saxon periods, some of which have been subject to small scale investigation in the past, therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the

<sup>&</sup>lt;sup>7</sup>The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	T	1	
			results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	2x CWS, Poplars Fm & River Flit, biodiversity opportunity area, old field boundaries, hedgerows, scrub and woodland in North. Potential impact on farmland species.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A	Parish GI plan identifies aspiration to protect the landscape around Old Park Farm and surrounding area. Icknield Way long distance footpath and other ROW in the proposed area.  Leisure comments No loss of LS open space. Direct impact as adj to Toddington Borehole and Sundon landfill Site. Near Bury Orchard Rec Gd & Sports Field, Poplars Playing Fields and Harlington Parish Spinney. Further afield: Sundon Hills Country Park.
	als and Waste	•	
31 Plann	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?  ing History	A	Leachate treatment works adjacent to the south east of the site.
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		CB/16/04681/OAC - Outline planning permission, with all matters reserved except for access, for mixed use development comprising: a new football stadium (use class D2), with ancillary stadium-related facilities (including spectator and media facilities, conference rooms, catering facilities and commercial space); residential floorspace (use class C3); flexible educational / community / commercial uses (use class D1/D2/B1(a)); hotel accommodation (use class C1); retail and food and drink (use class A1-A5); a food store (use class A1) car and cycle parking; and associated access, highways, utilities, public realm, landscaping, river works and associated ancillary works and structure.  Target decision date 07/11/16. Decided (decision unknown).
Does	the site continue to next stage?		No

The site is considered unsuitable for development in landscape terms, and landscape impacts cannot be mitigated. Further, the site is considered to provide a strategic contribution to the purpose of the green belt. The site is also located within a NP boundary, and the Parish Plan has identified aspirations to protect this landscape.

As such, the site has overriding constraints which make it unsuitable for development. The site fails stage 2.

### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability				
33	When can the scheme realistically		0 – 5 years		
	commence delivery?				
	0 to 5 years (deliverable)				

deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?  Market Signals  36 Are there any market factors which would affect deliverability?  Geliverability?  Geliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15) years)?  Geliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15) years)?  Geliverability of the site? Short the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.  The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need							
Outside Plan Period  Considering the size of the site, what is the indicative build out time?  What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?  Market Signals  Are there any market factors which would affect deliverability?  What is the extent and success of similar developments in the market area? Is there an over/under supply?  What is the extent and success of similar developments in the market area? Is there an over/under supply?  G Dunstable has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.  The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need		•					
• Outside Plan Period  34 Considering the size of the site, what is the indicative build out time?  35 What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?  Market Signals  36 Are there any market factors which would affect deliverability?  37 What is the extent and success of similar developments in the market area? Is there an over/under supply?  38 The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need							
Considering the size of the site, what is the indicative build out time?   O - 5 years							
indicative build out time?  What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?  Market Signals  Are there any market factors which would affect deliverability?  What is the extent and success of similar developments in the market area? Is there an over/under supply?  What is the extent and success of similar developments in the market area? Is there an over/under supply?  What is the extent and success of similar developments in the market area? Is there an over/under supply?  What is the extent and success of similar developments in the market area? Is there an over/under supply?  G  Dunstable has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.  The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need	24			O F voore			
deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?  Market Signals  36		indicative build out time?		•			
Are there any market factors which would affect deliverability?  Gunstable has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.  What is the extent and success of similar developments in the market area? Is there an over/under supply?  Gunstable has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.  The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need	35	deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)			
affect deliverability?  development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.  What is the extent and success of similar developments in the market area? Is there an over/under supply?  G  What is the extent and success of similar developments in the market area? Is there an over/under supply?  G  The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need	Marke	et Signals					
developments in the market area? Is there an over/under supply?  Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need	36	Are there any market factors which would	G	development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.			
for similar ascs in the area.	37	developments in the market area? Is there	G	Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in			
Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?  Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm.	38	site is offered to the market for its proposed employment use will it be successfully	G	are strong. There is particular demand for new-build			
Does the site pass this stage? n/a	Does	the site pass this stage?		n/a			

# SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

No

This site fails the assessment at Stage 2. The site is considered unsuitable for development in landscape terms, and landscape impacts cannot be mitigated. Further, the site is considered to provide a strategic contribution to the purpose of the green belt. The site is also located within a NP boundary, and the Parish Plan has identified aspirations to protect this landscape. As such, the site has overriding constraints which make it unsuitable for development.

The site fails stage 2 and is therefore not recommended for strategic employment land allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- · Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	
Ref No	ALP267
Site Name	Expansion of Lower Stondon
Site Address	Land to north and south of Station Road, Lower Stondon, SG16 6JL
Settlement	Lower Stondon
Size	Submitted Developable Area: 33.5 ha
	Submitted Whole Site Area: 33.5 ha
	Measured GIS Area: 47.71 ha
Proposed Use	Residential led mixed use development to provide up to 490 residential units and
	improvements to schools, medical facilities, shops and services. Associated employment and
	community facilities would also be developed.
Additional Info	This development would act as a strategic extension to Lower Stondon, and does have the
	potential to provide employment space to complement the additional residential properties.
Мар	Herdow Rating  Herdow Camp Past Office C  DEGER  STUNDON  STUNDON

### STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT				
This st	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provis	sional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	Site can accommodate over 40,000 sqm employment floorspace		
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	1.2% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.4%		
Nation	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

Does the site continue to the next stage (yes answers	Yes
to questions 1, 4, or 5 prevent progression to the next	
stage)?	

This s judger	STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.  Critical Infrastructure			
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The site is located surrounding the existing Lower Stondon village, and benefits from the existing infrastructure. Infrastructure improvements will be required to meet employment needs, but these will be easily delivered.	
Does	Does the site continue to next stage? Yes			

### **STAGE 1C ASSESSMENT** This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** What is the existing use of the site? G Agricultural land, vacant scrub land, and a Greyhound Would the existing use limit the track. development potential? 8 Is the land controlled by a developer or land Α All land owners, except one, are known to the developer owner who has expressed an intention to and they are intent on developing the site. develop the site? 9 Are there any legal or ownership problems G There are no known ownership or legal problems that could delay or prevent development? If Yes, can these issues realistically be overcome? 10 Does the site already have planning G No planning application on the site – there is an permission for the proposed use?5 approval (CB/12/02929/FULL) adjacent to the site, which shows that the settlement is capable of accommodating residential growth. Does the site continue to next stage? Yes

Cons Gree	STAGE 1D ASSESSMENT  Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.				
Gree	nbelt				
11	Is the site located within the Green Belt?	No	No Green Belt Coverage		
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A		
Does	the site continue to next stage?		Yes		

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** Is the site Previously Developed Land in R The site comprises approximately 90% greenfield land. accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community **Neighbourhood Planning (only** 15 No The site is located within the designated Stondon Neighbourhood Planning area. The Parish Council have applicable in designated areas) Is the site identified as an employment not yet allocated any sites. allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** No n/a Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** 17 Are there any physical constraints or G The site has no significant physical constraints. 1.2% of permanent features which would mean that the site is located within FZ 2/3. less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines. **Relationship to Settlements** Not applicable for sites which adjoin Mount Pleasant Farm and 19a Station Road are 18 Significant Facilities in the Countryside<sup>6</sup>. designated heritage assets. Potential for marginal Would development of the site be impact of development on these heritage assets. complimentary to the existing settlement Most sites have mature hedges and some sites are pattern and would it have a negative impact covered by Deciduous Woodland and Traditional on any historic unique or distinctive Orchards designations. These are limited and could be characteristics of the settlement's built or incorporated to compliment a masterplan. natural form? **Agricultural Land Quality** Would the development impact on high 80% Grade 2: Very good 20% Grade 3: Good to moderate quality agricultural land? 50% or more in non-agricultural 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a **STAGE 2B ASSESSMENT** This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 - 33 will be supplied by CBC

Silouid	should be used to assess if the site progresses to the next stage. Answers to a 25 - 35 will be supplied by OBO.					
Transport and Access to Services						
20	Distance to Town centre/ Local Centre:	R	9.5km to Biggleswade town centre			
	Over 5km (R)					
	<ul> <li>2km to 5km (A)</li> </ul>					
	Under 2km (G)					

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

tops within 400m of the site, on Station Road.	
Arlesey train station	
,	
•	
ses on both western and southern	
s, will have development restrictions.	
ant features	
within the wider development may be	
ent as a whole NOT acceptable, limited	
o north. Rural setting to west highly sensitivity	
o north. Rural setting to west highly sensitivity opment not acceptable.	
o north. Rural setting to west highly sensitivity	
o north. Rural setting to west highly sensitivity lopment not acceptable.  e information on character and location of ent uses.  ng to west highly sensitive – any development	
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o north. Rural setting to west highly sensitivity lopment not acceptable.  e information on character and location of ent uses.  Ing to west highly sensitive — any development mitigated effectively and appropriately, nacceptable. Central landscape area / area with and around golf course must be retained en space / parkland.	
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o north. Rural setting to west highly sensitivity lopment not acceptable.  e information on character and location of ent uses.  Ing to west highly sensitive – any development mitigated effectively and appropriately, nacceptable. Central landscape area / area with and around golf course must be retained en space / parkland.  In y development, in keeping in scale and of adjoining residential areas, might be lated within northern parcel but would require landscape buffer / mitigation to be provided to ettlement edge, including public access.  In sknown archaeological remains but this prevent allocation providing appropriate is undertaken.  Ites are known to contain archaeological lating to later prehistoric settlement and tain cropmarks (recorded on the CBC Historic int Record) likely to be of archaeological in e of these archaeological sites have been did but others have not. Archaeological do not prevent allocation or development	
Approx 3km from the A507; and, 9km from both the and the A6.  Test)  Watercourses on both western and southern boundaries, will have development restrictions.  No significant features  Appropriate selection of employment space and positioning within the wider development may be suitable.	

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	satisfy para 128 of the NPPF, including those previously undertaken. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.  Mix of habitats includes HPI Open grassland potentially valuable foraging for birds & mammals. Too large needs extensive buffering of existing hedgerow corridors & woodland. Too many sites to differentiate.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G	No parish GI plan for Stondon. Not in district GI network.  Leisure comments Loss of BMX track off Station Road and Allotments West of Three Star Park. Protection or re-provision of land and facilities required within accessible distance of existing facilities.  Direct impact as part of site (also ALP298 – Land adj to Lower Sch, Hillside Rd) is adj to Lower Stondon Playing Field and Play Area. Eastern part of site is adj to Pollards Way Rec Area. Also near to Pollards Way/Orchard Way, Swift Meadow Play Areas.
Miner	als and Waste		
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	Currently an inert waste landfill site
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Greyhound Track MB/5/01331/FULL – Change of use of Stadium building to restaurant and bar. Re-clad roof and rear walls and install double glazing to south elevation. (Approved 04 / 10 / 2005 – permission not implemented). MB/02/00268/OUT – Outline: residential development (all matters reserved) – refused on the basis of prematurity in the light of emerging Mid-Beds Plan. (Approved 26 / 02 / 2002).  Station Road CB/12/02929/FULL: Erection on 98 dwellings, garaging and associated works after the demolition of No's 186 and 188 Station Road to provide for a new access road – this followed on from the allocation reference HA28. (Approved 04 / 11 / 2013).
Does	the site continue to next stage?		Yes

This site comprises multiple sites on the periphery of the existing settlement. The site is considered suitable to accommodate the proposed development. Development should appropriately mitigate landscape and ecological constraints by directing development to the least sensitive sites, and provide appropriate buffering.

### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability				
33	When can the scheme realistically		0 – 5 years (deliverable)		
	commence delivery?				
	0 to 5 years (deliverable)				
	• 6 to 10 years				
	• 11 to 15 years				
	• 15 to 20 years				

	Outside Plan Period		
34	Considering the size of the site, what is the indicative build out time?		5 – 10 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (10 – 15 years)
	et Signals		
36	Are there any market factors which would affect deliverability?	R	Market signals suggest that office development is only currently viable in major towns and cities, or strong out-of-town locations. The demand for office space in Central Bedfordshire is generally weak, with occupiers preferring to locate in nearby Milton Keynes or Luton.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R	There are very few employment uses near this site. There is the local Henlow Industrial Estate and the industrial estates in the nearby villages of Shefford and Arlesey. Generally, there is a low vacancy rate and rents which have increased in recent years. This suggests a demand for these small scale industrial uses. There is no office market in this area, suggesting that there is no need for one.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R	The proposal is for a residential led scheme, with associated employment uses. In this type of development, the employment use tends to be small scale office development, which there is no market for.
Does	the site pass this stage?		No

# **SUMMARY** – to inform the summary spreadsheet

Does the site pass the assessment?

Yes/ No

The site is considered suitable to accommodate the proposed development and therefore passes Stage 2. However, market signals indicate that office development is only currently viable in major towns or cities or strong out-of-centre locations. There are few employment uses near this site, and no market for offices.

The site is therefore not suitable for strategic employment development and therefore fails at Stage 3. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details			
Reference	NLP030		
Number			
Site Name	Land at Hoo Lane Wootton		
Site Address	Bedford, MK43 9EH		
Settlement	Marston Moretaine		
Size	Submitted Developable Area: 14.92 ha		
	Submitted Whole Site Area: 14.92 ha		
	Measured GIS Area: 15.0577 ha		
Proposed Use	A mixed use development of up to 150 residential units and mixed commercial uses,		
	including storage, industrial and office facilities.		
Any other	Residential use is proposed at 15 units per hectare, equating to 10 hectares of the		
information	land submitted for residential use, and the remaining 4.92 for employment.		
Мар	Wootton conteid nd Green  Conart UK Limited of the ad Office of the ad Office of the adolescent		

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	STAGE 1A ASSESSMENT					
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provi	sional Site Capacity					
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	Yes	The site can accommodate over 40,000 sqm employment floorspace. However, the proportion of the site required to deliver the housing element would result in an area of land for employment not large enough to accommodate 40,000 sqm.			
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)					
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3			
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 3.7%			
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)			

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area	No	The site is not covered by an
	of Outstanding Natural Beauty?		AONB
Does the site continue to the next stage (yes answers to			No – the residential element
questions 1, 4, or 5 prevent progression to the next stage)?			prevents 40,000sqm employment
		being possible.	

This s	STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .  Intelligent judgement should be used to assess if the site progresses to the next stage.  Critical Infrastructure			
6	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> for employment?	R/A/G	Requirements and proposals	
Does	Does the site continue to next stage?  Yes/ No			

### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** What is the existing use of the site? R/A/G **Details** Would the existing use limit the development potential? R/A/G 8 Is the land controlled by a developer or land owner **Details** who has expressed an intention to develop the site? R/A/G 9 Are there any legal or ownership problems that could Details delay or prevent development?

R/A/G

**Details** 

Yes/ No

If Yes, can these issues realistically be overcome?

Does the site already have planning permission for

### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? Yes or Details on coverage No 12 If answer to question 11 is yes, then does the site lie Yes or Details within one of the parcels which have been identified No in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?

undertaken before any sites are allocated.

the proposed use?<sup>5</sup>

Does the site continue to next stage?

10

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does the site continue to next stage?			Yes/ No

	22.1.0011/1.01111 (22.1/11212 /10020011111)					
STAG	GE 2A ASSESSMENT					
This stage further assesses the site's suitability using detailed desktop assessment. A red rating						
question does not mean that the site will be automatically excluded at this stage as the ratings						
Stage	e 2 will be looked at as a whole using planning balance.					
Previously Developed Land						
14	Is the site Previously Developed Land in accordance	R/A/G	Details			
	with the NPPF definition?					
	• 76% - 100% (G)					
	• 26 - 75% (A)					
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>					
Community						
15	Neighbourhood Planning (only applicable in	Yes/	Details			
	designated areas)	No or				
		N/A				
	Is the site identified as an employment allocation in					
	an emerging Neighbourhood Plan?					
16	Community Consultation	Yes /	Details			
		No				
	Has any community consultation taken place? If yes,					
	provide brief details on the form this consultation					
	took and any overall community response.					
Physical Constraints PAN CONSTRAINTS						
17	Are there any physical constraints or permanent	R/A/G	Details			
	features which would mean that less than 40% of the					
	site was developable? For example pylons, gas					
	works, sewage treatment works, topography or wind turbines.					
Polat	ionship to Settlements					
18	Not applicable for sites which adjoin Significant	R/A/G	Details			
10	Facilities in the Countryside <sup>6</sup> .	or N/A	Details			
	i admittes in the Country side .	OI IN/A				
	Would development of the site be complimentary to					
	the existing settlement pattern and would it have a					
	negative impact on any historic unique or distinctive					
	characteristics of the settlement's built or natural					
	form?					
Agric	ultural Land Quality					
19	Would the development impact on high quality	R/A/G	Any relevant additional detail			
	agricultural land?		-			
	50% or more in non-agricultural land (G)					
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>					
	• 50% or more in Grade 1, 2 or 3a (R)					

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

#### STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. **Transport and Access to Services** Distance to Town centre/ Local Centre: R/A/G **Details** Over 5km (R) 2km to 5km (A) Under 2km (G) 21 Distance to bus stops with a frequent service: R/A/G Details Less than 400m (G) 400m-800m (A) Over 800m (R) R/A/G 22 Distance to nearest train station: Details Less than 800m (G) 800m-1200m (A) Over 1200m (R) 23 What is the site's proximity to the Strategic Road R/A/G Details Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) Drainage and Flooding (All sites subject to Sequential Test) What is the conclusion of the sequential approach to 25 R/A/G To be completed by SFRA site allocations, in regards to flood risk? Consultants The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red - further assessment needed (L2). **Environmental Health** 26 Contamination R/A/G Liaison with Environmental Health Are there any contamination constraints on site and will there be any remediation required? 27 Adjoining uses R/A/G Liaison with Environmental Health Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) **Environmental Constraints** Landscape character R/A/G 28 Liaison with Landscape Officer What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 29 Heritage/ Archaeology R/A/G Liaison with Archaeology and What would the impacts of development be on any Conservation Officer heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets? **Ecological Assets** 30 R/A/G Liaison with Ecology Officer What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? Open space/leisure and GI assets R/A/G 31 Liaison with GI Officer and Leisure Are there any potential conflicts with open space or team, including consideration of

	leisure designations?		Leisure Strategy.
Mino	rals and Waste		
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planr	ning History		
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does	the site continue to next stage?		Yes/ No

STAGE 2 ASSESSMENT CONCLUSION	
Is the site suitable for the proposed development?	

## **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achi	evability		
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Mark	ket Signals		
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does	s the site pass this stage?		Yes/ No

SUMMARY – to inform the summary spreadsheet				
Does the site pass the assessment?	Yes/ No			
Detail				

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	Site Details							
Ref No	NLP174							
Site Name	e Name Inions Farm (Bushwood)							
Site Address LU1 4AT								
Settlement	Caddington							
Size	Submitted Developable Area: 121.4 ha							
	Submitted Whole Site Area: 121.4 ha							
	Measured GIS Area: 120.9 ha							
Proposed Use  This site is part of the larger Mixed use development of approx. 5,500 dwellings and employment land to provide 3,450 strategic allocation jobs (delivering jobs in line with new jobs per household) as proposed through the submission NLP436.								
Additional Info								
Мар	FARLEY UILLY  FETTOUR  PROPERTY OF THE PROPERT							

## STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provis	sional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.7%		
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is on the edge of the Chilterns AONB, but is not covered by it.		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

Does the site continue to the next stage (yes answers	Yes
to questions 1, 4, or 5 prevent progression to the next	
stage)?	

This	STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.			
	Critical Infrastructure			
6	Can the site meet the <b>critical</b> infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The site is located near the M1 and the Guided Busway, and as such no major infrastructure is required to deliver the site. Given the size of the proposed development local access and general infrastructure improvement will be required.	
Does the site continue to next stage?			Yes	

This	STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development					
	where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.  Intelligent judgement should be used to assess if the site progresses to the next stage.					
Avail	ability					
7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield			
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	A developer is intent on developing the site			
9						
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions			
Does	Does the site continue to next stage? Yes					

STAG	SE 1D ASSESSMENT		
Consu	ultants will evaluate each site which lies within t	he Gre	een Belt in terms of how it meets the five purposes of
	n Belt. This section records the findings of the S		
Intellig	gent judgement should be used to assess if the	site pr	rogresses to the next stage.
Green	nbelt		
11	Is the site located within the Green Belt?	Yes	95% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	The site is within Green Belt area SE2, C1 and L6. Areas C1 and L6 are identified as making a relatively weak contribution to the green belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	The proposed masterplan involves a significant quantum of greenfield land, to enhance the countryside. The M1 would prevent the development from merging with other settlements. The site was also promoted through the joint core strategy and was favoured by Luton BC as part of the joint committee's decision for withdrawing the Joint Core Strategy is 2011. Luton is struggling to meet its housing need, and the delivery of housing comes down to neighbouring authorities through the 'duty to cooperate'.

2

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

	GE 2A ASSESSMENT		
			ed desktop assessment. A red rating for any question
		uded a	at this stage as the ratings across Stage 2 will be looked at
	whole using planning balance.		
	ously Developed Land		
14	Is the site Previously Developed Land in	R	The site is comprised of 100% Greenfield land.
	accordance with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Comr	munity		
15	Neighbourhood Planning (only	N/A	The site is not located within a Neighbourhood Planning
	applicable in designated areas)		designated area.
	Is the site identified as an employment		
	allocation in an emerging Neighbourhood		
	Plan?		
16	Community Consultation	No	n/a
	Has any community consultation taken		
	place? If yes, provide brief details on the		
	form this consultation took and any overall		
	community response.		
Physi	ical Constraints		
17	Are there any physical constraints or	G	The site contains no significant physical constraints.
	permanent features which would mean that		
	less than 40% of the site was developable?		
	For example, pylons, gas works, sewage		
	treatment works, topography or wind		
	turbines.		
	ionship to Settlements		
18	Not applicable for sites which adjoin	Α	Development of this site may have negative impact
	Significant Facilities in the Countryside <sup>6</sup> .		through the merging of the adjacent settlements of
	Would development of the site be		Caddington and Farley Hill.
	complimentary to the existing settlement		Adjacent settlements do not contain any significant
	pattern and would it have a negative impact		historic or distinctive characteristics.
	on any historic unique or distinctive		
	characteristics of the settlement's built or		
	natural form?		
	ultural Land Quality		
19	Would the development impact on high	Α	100% Grade 3 – Good to moderate
	quality agricultural land?		
	<ul> <li>50% or more in non-agricultural</li> </ul>		
	land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5</li> </ul>		
	(A)		
	<ul> <li>50% or more in Grade 1, 2 or 3a</li> </ul>		
	(R)		

#### **STAGE 2B ASSESSMENT**

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

**Transport and Access to Services** 

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<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	In The second		last to be the control of the contro
20	Distance to Town centre/ Local Centre:	Α	4.5km to Dunstable town centre
	• Over 5km (R)		
	<ul><li>2km to 5km (A)</li><li>Under 2km (G)</li></ul>		
21	Distance to bus stops with a frequent	R	900m to bus stops on Chaul End Road
	service:		
	• Less than 400m (G)		
	• 400m-800m (A)		
22	Over 800m (R)  Distance to nearest train station:	R	Approx. 2.7km to Luton train station
	Less than 800m (G)	1	Approx. 2.7 km to Euton train station
	• 800m-1200m (A)		
	• Over 1200m (R)		
23	What is the site's proximity to the Strategic	Α	The site is adjacent to the M1, although it is approx.
	Road Network (M1, A1, A421, A5) and		2.5km from the Junction 11 entrance.
	Local Road Network (e.g. A6, A507)		
	age and Flooding (All sites subject to Seque		
24	What is the conclusion of the sequential approach to site allocations, in regards to	Α	Site is upstream of a designated Luton 'critical drainage area'. Flows into the receiving network/catchment must
	flood risk? <sup>7</sup>		not increase risk downstream. Opportunities to provide
			strategic/over attenuation to alleviate downstream
			flooding and restrict into Luton BC area should be
Envir	enmental Health		sought. Consult Luton BC.
25	onmental Health Contamination	G	No significant features
23	Are there any contamination constraints on		140 Significant reatures
	site and will there be any remediation		
	required?		
26	Adjoining uses	Α	Impact of noise, air quality and light on residential
	Would any adjoining uses have the		receptors and other neighbouring land uses would need
	potential to cause conflict with the proposed		to be considered and evaluated in a feasibility study.
	use? (for example; noise and smell)		This may have limitations in terms of the proposal
	onmental Constraints		Development NOT accordable, once much londered
27	Landscape character	R	Development NOT acceptable; open rural landscape
	What would the impacts of development be on the landscape character or setting of the		forming important landscape backdrop / natural containment of development. Physical and visual
	area or any designated landscapes? Would		coalescence of development must be resisted.
	there be any direct or indirect harm to the		Limited information on location and character of
	Area of Outstanding Natural Beauty or the		employment site/s, suggested area is significant
	Nature Improvement Area?		proportion of overall site area. Exposed, elevated large
			scale open plateau and distinct natural valley sides /
			chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape
			character, adjacent to AONB in part, forms important
			landscape feature and green setting in views from
			existing urban area. Appropriate and effective
			mitigation cannot be achieved given exposed landscape
			character / topography. Strong concerns re. visual
			impact of any development on wide ranging views and physical and visual coalescence of urban masses
			physical and visual coalescence of alban masses
28	Heritage/ Archaeology	Α	Site contains multi-period archaeological remains but
	What would the impacts of development be		this would not prevent allocation providing appropriate
	on any heritage or archaeological assets		mitigation is undertaken.
	and their setting?		This site has multi-period archaeological potential and in

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

	Are there any experturities for	1	portioular it has the consoity to produce further colderes
29	Are there any opportunities for enhancement of these assets?  Ecological Assets What would the impacts of development be on any biological, geological or ecological	А	particular it has the capacity to produce further evidence of the Palaeolithic landscape that has previously been recorded in the Caddington area. The Caddington Palaeolithic sites are internationally recognised and recent archaeological survey work has suggested that the geological strata of this area is such that deposits capable of bearing Palaeolithic remains could be found anywhere in the locality. This would not prevent allocation and development however; the Palaeolithic potential of the site must be fully evaluated prior to any planning submission. The programme of works required would commence with a geophysical survey, to be followed by targeted trial trench evaluation and geotechnical investigation undertaken in the presence of a recognised Geoarchaeologist. (This requirement is in line with para 128 of the NPPF) If Palaeolithic bearing deposits were to be recorded during the evaluation the Archaeology Team would require that a scheme of archaeological mitigation works which could include preservation in situ or amended foundation type was agreed prior to the determination of any planning application.  Badgerdell Wood CWS, impact on farmland species. Opportunities for planned enhancements as such large site.
30	assets and are there any opportunities for their enhancement?  Open space/leisure and GI assets	A	Parish GI plan identifies aspiration to create significant
	Are there any potential conflicts with open space or leisure designations?		area of new woodland to screen the M1 – could be incorporated within development. Proposed Caddington and Slip End Heritage Greenway passes through NW part of site, would need to be integrated within and delivered by development.  Leisure comments No loss of LS open space. Part of major development requiring major open space infrastructure. Near to Blows Down, Rushmore Close Rec Area, All Saints Church Cemetery, Caddington Village Green and Leisure Gardens. Also near Heathfield Lower Sch (Outdoor Sport) and Caddington Village Sch.
Mine	rals and Waste		
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
	ning History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site has no known relevant planning applications. The site has not been allocated to previous Allocation Plans.
Does	the site continue to next stage?		No

#### STAGE 2 ASSESSMENT CONCLUSION

The site has a number of overriding constraints to development. Whilst the site provides a relatively weak contribution to the Green Belt and would be preferable in landscape terms compared to larger site (NLP436), the impacts of development in terms of coalescence of settlements, landscape and visual impact are still considered to be an overriding constraint to development. The site is therefore considered inappropriate for development and therefore fails the assessment at stage 2.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability				
33	When can the scheme realistically commence delivery?  O to 5 years (deliverable)  6 to 10 years  11 to 15 years  15 to 20 years  Outside Plan Period		0 – 5 years		
34	Considering the size of the site, what is the indicative build out time?		More than 15 years		
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)		
Marke	et Signals				
36	Are there any market factors which would affect deliverability?	Α	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area. There is a weak office market in Central Bedfordshire, with occupiers preferring to locate in the bigger cities of Luton or Milton Keynes.		
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	Surrounding employment uses include those at Hatters Way and the industrial and business parks towards the south of Luton, as well as the Woodside Industrial Estate in Dunstable. These facilities serve local and national industrial occupiers, with small scale offices as well as distribution units dispersed throughout.		
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	А	As this site is adjacent to the M1 and south of Dunstable, it is in a strong market position for distribution uses. However, although the office market is generally weak in CBC, this sites location on the edge of Luton may be suitable for offices. Furthermore, the proposal is residential led, and therefore the market for offices may change within an increase in the local population.		
Does t	the site pass this stage?		n/a		

#### SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

No

The site is not considered suitable to accommodate the proposed development due to overriding constraints through coalescence of settlements, landscape and visual impact. Whilst the site is considered preferable to its larger alternative (NLP178), the site is still considered inappropriate for development. The site therefore fails the assessment at stage 2 and is not considered appropriate for strategic employment allocation in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details			
Ref No	NLP210		
Site Name Land at Manor Farm Brogborough			
Site Address	Land adjacent to A421 Brogborough		
Settlement MK43 0XY			
Size	Submitted Developable Area: 29.8 ha Submitted Whole Site Area: 33.1 ha Measured GIS Area: 31.46		
Proposed Use Commercial/business use to complement existing Marston Gate Business Park and a proposed new business park to the east of junction 13 of the M1.			
Additional Info			
Мар	Haus, Famo		

#### STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAC	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	Provisional Site Capacity				
1	i i	No	The site can accommodate 40 000 cam employment		
1	Does the submitted Developable Area indicate that the site is likely to	INO	The site can accommodate 40,000 sqm employment		
	accommodate less than 40,000Sq/m of		floorspace		
	floorspace? <sup>2</sup>				
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in	No	0% in FZ 2/3		
	Flood Zone 2 or 3?				
3	Is more than 50% of the site at risk from	No	30-year SW flood risk is 0.3%		
	surface water flooding?				
Nation	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by	No	The site is not covered by any nationally significant		
	nationally significant designations? These		designations		
	are: Sites of Special Scientific Interest,				
	National Nature Reserves, Scheduled				
	Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within	No	The site is not covered by an AONB		
	the Area of Outstanding Natural Beauty?				
	<b>the site continue to the next stage</b> (yes answ		Yes		
	stions 1, 4, or 5 prevent progression to the nex	t			
stage)	?				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> Use a plot ratio of 40%.

STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critica	al Infrastructure		
6	Can the site meet the <b>critical</b>	G	The proposal involves the delivery of access and
infrastructure requirements that will			services, including SUDs, road improvements, and new
	enable delivery <sup>4</sup> for employment?		pedestrian and cycle ways.
Does the site continue to next stage?			Yes

STAG	STAGE 1C ASSESSMENT				
This s	stage of the assessment rules out sites that are	not av	vailable. A site is considered available for development		
where	e there are no legal or ownership problems and	the lai	ndowner has expressed an intention to develop the site.		
	gent judgement should be used to assess if the				
	ability				
7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner is intent on developing site		
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues		
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions		
Does	the site continue to next stage?		Yes		

Cons	STAGE 1D ASSESSMENT  Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.				
Gree	nbelt				
11	Is the site located within the Green Belt?	No	Not covered by the green belt		
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A		
Does	the site continue to next stage?		Yes		

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2A ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

Prev	iously Developed Land		
14	Is the site Previously Developed Land in accordance with the NPPF definition?  • 76% - 100% (G)  • 26 - 75% (A)  • 25% - 0% (Greenfield) (R)	R	The site comprises 100% Greenfield land.
	munity		
15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a Designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a
Phys	sical Constraints		
17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	The site is in good condition with no clear physical constraints or permanent features.
Rela	tionship to Settlements		
18	Not applicable for sites which adjoin Significant Facilities in the Countryside <sup>6</sup> . Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	N/A	The site is not located adjacent to an existing settlement. The nearest settlement is Brogborough, separated by the A421 and greenfield land.
	cultural Land Quality		
19	Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 1, 2 or 3a (R)	A	100% Grade 3: Good to moderate

# STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC

SHOUL	should be used to assess if the site progresses to the flext stage. Answers to Q s 25 – 55 will be supplied by CBC.			
Trans	Transport and Access to Services			
20	Distance to Town centre/ Local Centre:  Over 5km (R)  2km to 5km (A)  Under 2km (G)	R	7.7km to Ampthill town centre	
21	Distance to bus stops with a frequent service:  • Less than 400m (G)  • 400m-800m (A)  • Over 800m (R)	R	Approx. 1.5km from bus stops at Ridgmont	

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<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	15:		A 51 ( B) 1 ( ) ( )
22	<ul> <li>Distance to nearest train station:</li> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> </ul>	R	Approx. 1.5km from Ridgmont train station
	• Over 1200m (R)		
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	Site is adjacent to the A421 and 1km from Junction 13 of the M1.
Drain	age and Flooding (All sites subject to Seque	ential	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk?	G	No issues.
Envir	onmental Health	1	
25	Contamination	G	No significant features
	Are there any contamination constraints on site and will there be any remediation required?		
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues identifiable
Envi	ronmental Constraints		
27	Landscape character	R	<b>Development NOT</b> acceptable – land is highly elevated
	What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		and open to views across vale from Greensand Ridge Way; development could also impact on skyline of Brogborough Ridge. Site is in rural setting and visible from John Bunyan trail. Development would detract from important hilltop highly visible from west –concern visual impact, light impact. Access could be highly intrusive e.g. if taken up the slopes from the Winterwoods site, introducing movement into highly visible slopes. Land to north important for recreation. Important to retain undeveloped skyline.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  The site lies within a landscape that is known to contain multi-period archaeological remains dating to the prehistoric, Roman and medieval periods therefore, the site has archaeological potential.  Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for	A/R	GCN recolonization area, good network of field boundaries and strong hedgerows, sensitive to inappropriate development.
30	their enhancement?  Open space/leisure and GI assets	A/G	Within the Forest of Marston Vale – would require 30%
-211	I I INGO ENSCOUDIEURO SNA (±1 SECOTE	1 A/( -	i wildin the Entest of Marston Vale - Wollin rentife 30%

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

	Are there any potential conflicts with open space or leisure designations?		tree cover  Leisure comments No loss of LS open space. Near to Holcot Wood.
Miner	als and Waste		i Near to Florcot Wood.
WIIIICI			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site has no known relevant planning history. The site has not been allocated to previous Allocations Plans.
Does	the site continue to next stage?		No

#### **STAGE 2 ASSESSMENT CONCLUSION**

Landscape impact of development is considered to be overriding constraint to development of this site. The Site immediately south (NLP178) is less visible and less ecologically constraints than this site, and thus more suitable to accommodate employment development. Landscape and ecological constraints are considered to be overriding constraints, and development could be accommodated on neighbouring (less constrained) site to the south. This site therefore fails the assessment at stage 2.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
33	When can the scheme realistically commence delivery?  O to 5 years (deliverable)  6 to 10 years  11 to 15 years  15 to 20 years  Outside Plan Period		0 – 5 years	
34	Considering the size of the site, what is the indicative build out time?		5 – 10 years	
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (10 - 15 years)	
Mark	et Signals			
36	Are there any market factors which would affect deliverability?	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.	
38	Assuming 'normal' market conditions, if the	G	Junction 13 is a sought after location for distribution	

site is offered to the market for its proposed employment use will it be successfully developed and occupied?	uses, and as such this site could be successfully developed for distributions uses.
Does the site pass this stage?	n/a

SUMMARY – to inform the summary spreadsheet		
Does the site pass the assessment?	No	
This site is considered inappropriate for development and therefore fails the assessment at stage 2. The site is		
therefore not recommended for allocation for strategic employment development in the Local Plan.		

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details			
Ref No	NLP229		
Site Name	Land south of Junction 10(a) M1		
Site Address	Luton, Bedford LU1 4LB		
Settlement	Slip End		
Size	Submitted Developable Area: 23.5 ha		
	Submitted Whole Site Area: 43.72 ha		
	Measured GIS Area: 41.13 ha		
Proposed Use	The development of a high quality business park comprising offices (B1a) of up to 75,000		
	sqm, together with supporting transport and ancillary uses.		
Additional Info	As part of the withdrawn Development Strategy its proposed capacity is for 23ha of Grade B1		
	office space, Transport interchange, airport parking, and retail (shop and restaurant) facilities		
Мар	tutor Land Goos E		

## STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
	sional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Flood	I Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 3.8%		
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB		
Does	the site continue to the next stage (yes answ	vers	Yes		
to questions 1, 4, or 5 prevent progression to the next					

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

stage)?	

	STAGE 1B ASSESSMENT			
This	stage of the assessment rules out sites that ar	re not a	ble to meet their critical infrastructure needs <sup>3</sup> . Intelligent	
judge	judgement should be used to assess if the site progresses to the next stage.			
Critical Infrastructure			·	
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The proposal involves providing a connection to the Luton-Dunstable busway as well as a public transport interchange and a local centre to meet the needs of the business park. All access roads and site road network	
Does the site continue to next stage?		will be provided, alongside the essential utilities. Yes		

STAC	STAGE 1C ASSESSMENT				
This	This stage of the assessment rules out sites that are not available. A site is considered available for development				
where	e there are no legal or ownership problems and	the lar	ndowner has expressed an intention to develop the site.		
Intelli	gent judgement should be used to assess if the	site pi	rogresses to the next stage.		
Avail	ability				
7	What is the existing use of the site?	G	100% Greenfield and agricultural land		
	Would the existing use limit the		_		
	development potential?				
8	Is the land controlled by a developer or land	G	Site is controlled by an institutional investor/developer		
	owner who has expressed an intention to		and all landowners are intent on developing the site/		
	develop the site?				
9	Are there any legal or ownership problems	G	No issues.		
	that could delay or prevent development?				
	If Yes, can these issues realistically be				
	overcome?				
10	Does the site already have planning	Α	Planning permission for a different use		
	permission for the proposed use? <sup>5</sup>				
Does	Does the site continue to next stage? Yes				

CTAC	074 07 40 400 F00 WENT				
Cons Green Intelli	STAGE 1D ASSESSMENT  Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.  Greenbelt				
11	Is the site located within the Green Belt?	Yes	100% green belt		
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	The site is within green belt area L5. There is an area within this described in the report as making a relatively weak contribution to the green belt. We believe this to be this site.		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	The existing road network surrounding the site and its connectivity to J10 of the M1 makes it a strategic location for much needed business use.		
Does the site continue to next stage?			Yes		

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAG	STAGE 2A ASSESSMENT				
	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question				
			at this stage as the ratings across Stage 2 will be looked at		
as a w	hole using planning balance.				
	ously Developed Land				
14	Is the site Previously Developed Land in	R	The site comprises 100% Greenfield land.		
	accordance with the NPPF definition?				
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>				
Comm		1			
15	Neighbourhood Planning (only	N/A	The site is not located within a designated		
	applicable in designated areas)		Neighbourhood Planning area.		
	Is the site identified as an employment				
	allocation in an emerging Neighbourhood				
4.0	Plan?	NI.			
16	Community Consultation Has any community consultation taken	No	n/a		
	place? If yes, provide brief details on the				
	form this consultation took and any overall				
	community response.				
Physic	cal Constraints				
17	Are there any physical constraints or	Α	The completion of the junction works means that the site		
	permanent features which would mean that	' '	is immediately available as it is primarily greenfield land		
	less than 40% of the site was developable?		and there appears to be no major constraints or		
	For example, pylons, gas works, sewage		contamination issues. However, it is allocated as green		
	treatment works, topography or wind		belt and would need to be released for development.		
	turbines. (29)		·		
	onship to Settlements				
18	Not applicable for sites which adjoin	N/A	The site is not located adjacent to any existing		
	Significant Facilities in the Countryside <sup>6</sup> .		settlements.		
	Would development of the site be				
	complimentary to the existing settlement				
	pattern and would it have a negative impact				
	on any historic unique or distinctive				
	characteristics of the settlement's built or natural form?				
Agrica	ıltural Land Quality				
19	Would the development impact on high	R/A	100% Grade 3 – Good to moderate		
13	quality agricultural land?	IVA	100% Grade 5 Good to moderate		
	50% or more in non-agricultural				
	land (G)				
	• 50% of more in Grade 3b, 4 or 5				
	(A)				
	<ul> <li>50% or more in Grade 1, 2 or 3a</li> </ul>				
	(R)				
	\				

This s	STAGE 2B ASSESSMENT  This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.			
Trans	Transport and Access to Services			
20	Distance to Town centre/ Local Centre:	R	7.8km to Dunstable town centre	
	Over 5km (R)			
	• 2km to 5km (A)			
	<ul> <li>Under 2km (G)</li> </ul>			
21	Distance to bus stops with a frequent service:	G	Approx. 300m from bus stops on London Road.	

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

00	<ul> <li>Less than 400m (G)</li> <li>400m-800m (A)</li> <li>Over 800m (R)</li> </ul>	<u></u>	Account O Share forms between Airmont Devilores training at a fine
22	<ul> <li>Distance to nearest train station: (20)</li> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	R	Approx. 2.5km from Luton Airport Parkway train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) (16 18)	G	The site is bordered to the east by the A1081, and to the west by the M1. Junction 10a has recently been subject to major investment to upgrade it.
Draina	age and Flooding (All sites subject to Seque	ential <sup>-</sup>	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	A	Significant surface water overland flow paths on northern and eastern boundaries.
Enviro	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues identifiable
Enviro	onmental Constraints		
27	What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable; site abuts and forms immediate setting to Luton Hoo Registered Park & Gardens. Site exposed and forms important role as part of landscape containing Luton urban area. Site forms immediate setting to Luton Hoo Grade II* Registered Parks and Gardens and main entrance/approach to House and estate. Large arable field site on rising ground including key landmark woodland (Round Wood) providing important landscape buffer between Luton Hoo estate, MI corridor /link roads and Luton urban edge. More elevated ground on site reveals views to wider rural landscapes to west / south west. Any development would result in significant impact and loss of setting to Luton Hoo, result in sprawl, coalescence of MI corridor and Luton and be highly intrusive visually on wider rural setting.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R	Unsuitable for allocation. Site lies immediately adjacent to Luton Hoo Grade II* Registered Park. Non-designated prehistoric archaeological remains are also known within the proposed allocation area. Allocation and development would cause substantial harm to the setting of the Park and other designated heritage assets and be contrary to 132 of the NPPF. Attention must also be paid to para 128 of the NPPF with reference to the duties of Local Planning Authorities towards the historic environment when creating Local Plans. Allocation of this site would be inappropriate.
29	Ecological Assets	Α	Contains Roundwood, potential impacts on SPI – Bats/

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

	on any biological, geological or ecological		provide connectivity. Species of Principal Importance,
	assets and are there any opportunities for		site has suffered disturbance from junction
	their enhancement?		improvements.
30	Open space/leisure and GI assets	G/A	No parish GI plan for area. Woodland buffering, linking
	Are there any potential conflicts with open		to adjacent woodland areas for connectivity and
	space or leisure designations?		screening would be required.
			j i
			Leisure comments
			No loss of LS open space. Near to St Andrews Playing
			Fields, Slip End Lower Sch and Slip End Youth Shelter.
Miner	als and Waste		Troids, one that tower contains one that round official.
		_	Otto in orbital units and alta and in out contacts alta
31	What would the impacts of development be	R	Site involved mineral site and inert waste site
	on safeguarded minerals and waste sites,		
	including mineral safeguarding sites?		
Plann	ing History		
32	What is the sites planning history? (For		Planning Application Ref. CB/13/04063/DCO (granted
	example planning applications and		in October 2013): Development
	submissions to previous Allocations Plans)		Consent Order for the grade separation of M1 Junction
			10a to remove the existing grade
			roundabout, widen the M1 spur road and A1081 Airport
			Way and construct a new slip road
			and roundabouts giving access to London Road.
			Planning Application Ref. CB/14/00322/MW (granted
			in April 2014): Proposal for the
			importation of fill material from Junction 10a (M1
			widening development) for final deposition
			onto Newlands Farm with associated Haul Road, Land
			South of Round Wood, Newlands
			· · · · · · · · · · · · · · · · · · ·
Door	the site continue to next stage?	Farm, Newlands Road, Hyde, Luton LU1 4LB	
Does	the site continue to next stage?		No

#### **STAGE 2 ASSESSMENT CONCLUSION**

This site is not considered suitable to accommodate the proposed development. Development of this site would have an immediate impact on the Luton Hoo Park and Gardens, as well as the heritage assets on site. This site therefore fails the assessment at stage 2.

## **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	vability		
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details
34	Considering the size of the site, what is the indicative build out time?		Details
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Marke	et Signals		
36	Are there any market factors which would affect deliverability? (25 26)	A	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market.

37	What is the extent and success of similar developments in the market area? Is there an over/under supply? (22)	G	There is therefore a strong market for similar distribution uses in this area. There is a weak office market in Central Bedfordshire, with occupiers preferring to locate in the bigger cities of Luton or Milton Keynes.  Surrounding employment uses include those at Hatters Way and the industrial and business parks towards the south of Luton, as well as the Woodside Industrial Estate in Dunstable. The Capability Green Business Park, located to the north of the site, suggests that although market demand for offices in CBC generally is weak, in this location there may be a market for it. At Capability Green vacancy rates have been falling since 2014 and rents increasing. In 2016 the business park experienced its highest rents of £22 per Sqft. This suggests increasing demand for these type of offices
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	As this site is adjacent to the M1 and south of Dunstable, it is in a strong market position for distribution uses. However, although the office market is generally weak in CBC, this sites location on the edge of Luton may be suitable for offices.
Does t	the site pass this stage?		n/a

SUMMARY - to inform the summa	ry s	preadsheet
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Does the site pass the assessment?

This site is considered inappropriate for development and therefore fails the assessment at stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

No

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Reference	NLP255
Number	
Site Name	Grange Farm, Barton-le-Clay
Site Address	Faldo Road , Barton le Clay MK45 4RP
Settlement	Barton le Clay
Size	Submitted Developable Area: 12.2 ha
	Submitted Whole Site Area: 12.2 ha
	Measured GIS Area: 12.2 ha
Proposed Use	Proposed expansion of the commercial development at Faldo Farm.
Any other information	
Мар	COLUMN TO THE STATE OF THE STAT

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAC	GE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Prov	isional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Floo	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 2%		
Natio	Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

Does the site continue to the next stage (yes answers to	Yes
questions 1, 4, or 5 prevent progression to the next stage)?	

_	GE 1B ASSESSMENT		
This	stage of the assessment rules out sites that are not	able to me	et their critical infrastructure needs <sup>3</sup> .
Intell	igent judgement should be used to assess if the site	e progresse	s to the next stage.
Criti	cal Infrastructure		
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The site has a direct access road from the A6, and the proposal will incorporate the necessary utilities and road network for the development.
Does	Does the site continue to next stage?		Yes

#### **STAGE 1C ASSESSMENT**

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

next	next stage.			
Ava	ilability			
7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% greenfield	
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	A public land owning body manages the site, and all landowners are intent on developing it.	
9	Are there any legal or ownership problems that could delay or prevent development?  If Yes, can these issues realistically be overcome?	A	The land is subject to an agricultural tenancy and the recovery of the land would need to be factored into the programme for delivery of the site	
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions	
Doe	Does the site continue to next stage?		Yes	

#### STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Intelli	Intelligent judgement should be used to assess if the site progresses to the next stage.			
Gree	nbelt			
11	Is the site located within the Green Belt?	Yes	85% green belt	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is located within green belt area BC5. All of the land within the parcel is considered to make a strategic contribution to the green belt.	
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	No	The development of this site would result of the encroachment of the settlement into the countryside.	

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

	E 2A ASSESSMENT				
	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any				
•	on does not mean that the site will be automatically exc	luded at	this stage as the ratings across		
	2 will be looked at as a whole using planning balance.				
	ously Developed Land	1			
14	Is the site Previously Developed Land in accordance	R/A/G	Details		
	with the NPPF definition?				
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>				
	nunity	1			
15	Neighbourhood Planning (only applicable in	Yes/	Details		
	designated areas)	No or			
		N/A			
	Is the site identified as an employment allocation in				
	an emerging Neighbourhood Plan?				
16	Community Consultation	Yes / No	Details		
	Has any community consultation taken place? If yes,	140			
	provide brief details on the form this consultation				
	took and any overall community response.				
Physi	cal Constraints				
17	Are there any physical constraints or permanent	R/A/G	No		
	features which would mean that less than 40% of the	, ., .			
	site was developable? For example, pylons, gas				
	works, sewage treatment works, topography or wind				
	turbines.				
Relati	onship to Settlements				
18	Not applicable for sites which adjoin Significant	R/A/G	Details		
	Facilities in the Countryside <sup>6</sup> .	or N/A			
	Would development of the site be complimentary to				
	the existing settlement pattern and would it have a				
	negative impact on any historic unique or distinctive				
	characteristics of the settlement's built or natural				
	form?				
A					
	ultural Land Quality	D/A/O	A 1 ( 11% 1 1 ( 2)		
19	Would the development impact on high quality	R/A/G	Any relevant additional detail		
	agricultural land?				
	50% or more in non-agricultural land (G)  50% of more in October 1 and 5 (A)  50% of more in October 1 and 5 (A)				
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> <li>50% or more in Grade 1, 2 or 3a (P)</li> </ul>				
	A BUY OF MOTO IN LETYCO 1 7 OF 30 191	•	1		

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

#### STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. **Transport and Access to Services** Distance to Town centre/ Local Centre: R/A/G Details Over 5km (R) 2km to 5km (A) Under 2km (G) 21 Distance to bus stops with a frequent service: R/A/G Details Less than 400m (G) 400m-800m (A) Over 800m (R) 22 Distance to nearest train station: (20) R/A/G Less than 800m (G) 800m-1200m (A) Over 1200m (R) What is the site's proximity to the Strategic Road R/A/G 23 The site is adjacent to the A6 Network (M1, A1, A421, A5) and Local Road strategic road Network (e.g. A6, A507) The site appears to be unspoilt greenfield land with good accessibility from the A6, although new access points may need to be developed. Drainage and Flooding (All sites subject to Sequential Test) 25 What is the conclusion of the sequential approach to R/A/G To be completed by SFRA site allocations, in regards to flood risk? Consultants The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red - further assessment needed (L2). **Environmental Health** 26 Contamination Liaison with Environmental Health R/A/G Are there any contamination constraints on site and will there be any remediation required? 27 Adjoining uses R/A/G Liaison with Environmental Health Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) **Environmental Constraints** 28 Landscape character R/A/G Liaison with Landscape Officer What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 29 Heritage/ Archaeology R/A/G Liaison with Archaeology and What would the impacts of development be on any Conservation Officer heritage or archaeological assets and their setting? Are there any opportunities for enhancement of

	these assets?		
30	Ecological Assets	R/A/G	Liaison with Ecology Officer
	What would the impacts of development be on any		
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
31	Open space/leisure and GI assets	R/A/G	Liaison with GI Officer and Leisure
	Are there any potential conflicts with open space or		team, including consideration of
	leisure designations?		Leisure Strategy.
	rals and Waste		
32	What would the impacts of development be on	R/A/G	Liaison with M&W Officer
	safeguarded minerals and waste sites, including		
	mineral safeguarding sites?		
Planr	ning History		
33	What is the sites planning history? (For example		Details
	planning applications and submissions to previous		
	Allocations Plans)		
Does	the site continue to next stage?		Yes/ No

STAGE 2 ASSESSMENT CONCLUSION
Is the site suitable for the proposed development?

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achi	evability		
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Mark	et Signals		
36	Are there any market factors which would affect deliverability?	R/A/G	No evidence of developer or occupier interest.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	The site is in close proximity to Barton Industrial Estate, possibly providing complimentary facilities. The site is approximately 1 mile from the nearest amenities at Barton-le-clay.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		

Does the site pass this stage?	Yes/ No			
SUMMARY – to inform the summary spreadsheet				
Does the site pass the assessment?	Yes/ No			
Detail				

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- · Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details				
Ref No	NLP257			
Site Name	Houghton Regis North			
Site Address	Land between the M1 and Bedford Road, north of Houghton Regis, LU5 5PX			
Settlement	Houghton Regis			
Size Submitted Developable Area: Subject to detailed design Submitted Whole Site Area: 262 ha Measured GIS Area: 261 ha				
Proposed Use	The development of between 4,150 and 5,150 dwellings and between 75,000 sqm and 130,500 sqm employment floorspace.			
Additional Info	The site is subject to an outline planning permission, and it has been submitted to the call for sites to remove the site from the greenbelt.			
Мар	BIDWELL TUTHE FARM PARKSIDE  HOUGHTON HAMLETS HOCKT			

## STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provis	sional Site Capacity				
1	Does the submitted Developable Area	No	The site can accommodate 40,000 sqm employment		
	indicate that the site is likely to				
	accommodate less than 40,000Sq/m of				
	floorspace? <sup>2</sup>				
	Risk (All sites which reach Stage 2 will be sub	ject to			
2	Is more than 50% of the site located in	No	5.2% in FZ 2/3		
	Flood Zone 2 or 3?				
3	Is more than 50% of the site at risk from	No	30-year SW flood risk is 0.8%		
	surface water flooding?				
Nation	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by	No	The site is not covered by any nationally significant		
	nationally significant designations? These		designations		
	are: Sites of Special Scientific Interest,				
	National Nature Reserves, Scheduled				
	Monuments, Registered Parks and				
	Gardens.				
5	Is more than 50% of the site located within	No	The site is not covered by an AONB		
	the Area of Outstanding Natural Beauty?				
	the site continue to the next stage (yes answ		Yes		
	stions 1, 4, or 5 prevent progression to the nex	t			
stage)	?				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

Critical Infrastructure  Can the site meet the critical Garantee G
enable delivery <sup>4</sup> for employment? the M1. Completion of both projects by spring/s 2017. Local access roads will also be created.  Does the site continue to next stage? Yes

This s	STAGE 1C ASSESSMENT  This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.				
Availa	ability				
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All landowners are intent on developing the site		
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues		
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	R	Planning permission (CB/12/03613/OUT) for the proposed use.		
Does	Does the site continue to next stage?				

#### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt Is the site located within the Green Belt? 11 Yes 93% Green Belt 12 If answer to question 11 is yes, then does N/A The site is identified in the Green Belt review for the site lie within one of the parcels which permitted strategic development. have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? Are there any identified merits to the site or 13 N/A The site will be subject to development following its proposed use that may outweigh the harm allocation in the green belt review as a permitted urban to the Green Belt and which may contribute extension to identification of exceptional circumstances? Does the site continue to next stage?

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2A ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

#### **Previously Developed Land**

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

14	Is the site Previously Developed Land in accordance with the NPPF definition?  • 76% - 100% (G)  • 26 - 75% (A)	R	The site comprises 100% Greenfield land, however holds planning consent for residential, employment and other associated uses (Ref. CB/12/03613/OUT).	
	• 25% - 0% (Greenfield) (R)			
Comr	munity			
15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.	
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes	Proposals related to the development of this site have been subject to community consultation at various stages since 2009. Community response to this consultation has not been provided by the applicant.	
Physi	ical Constraints			
17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	This site contains no clear physical constraints.	
Relati	ionship to Settlements			
18	Not applicable for sites which adjoin Significant Facilities in the Countryside <sup>6</sup> . Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	Adjacent settlements contain no clear historic unique or distinctive characteristics. Development of this site could therefore complement the existing settlement, subject to appropriate design and layout.	
Agric	ultural Land Quality			
19	Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 1, 2 or 3a (R)	A	75% Grade 3 – Good to moderate 25% Grade 2 – Very good	
This s	STAGE 2B ASSESSMENT  This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.  Transport and Access to Services			

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service:

Distance to Town centre/ Local Centre:

Distance to bus stops with a frequent

Less than 400m (G) 400m-800m (A) Over 800m (R)

Over 5km (R) 2km to 5km (A) Under 2km (G)

Α

2km to Houghton Regis town centre

The site is approx. 500m from bus stops in Parkside.

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

20	Distance to page at their staffs		Ammon O Flore from Language train of the
22	<ul> <li>Distance to nearest train station:</li> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	R	Approx. 3.5km from Leagrave train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and	G	The site is adjacent to the M1
Droin	Local Road Network (e.g. A6, A507)	natio!	Toot\
24	age and Flooding (All sites subject to Seque What is the conclusion of the sequential	G	
24	approach to site allocations, in regards to flood risk?	G	Strategic/over attenuation already being provided under previous allocations/development.
Envir	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
	onmental Constraints	•	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Development acceptable, any development must seek every opportunity to mitigate physical and visual impact on local and wider landscape settings including AONB. Any development must seek to integrate within and enhance landscape setting via scale, massing, form design and materials. Long ranging views, including those from wider AONB, must be taken into consideration, along with cumulative impact, and appropriate mitigation secured. Opportunity to enhance infrastructure corridors, including the M1, and gateways to development must be included in any development proposals. Landscapes associated with development must accord with the adopted Framework Plan and Gl aspirations, including the integration of SuDS and establish high quality, distinctive landscape settings for employers, employees / residents and connected habitats to support wildlife.  Advanced structure planting would need to be secured.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	Α	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  Extensive archaeological field evaluation has been undertaken in association with the Houghton Regis North 1 (HRN1) proposals and the landscape is now known to contain multi-period archaeological remains dating from the later prehistoric through to the post medieval periods. Archaeological remains or the potential for archaeological remains does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the

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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Existing approved site?
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G/A	Allocated site – requires delivery of strategic scale GI as set out in masterplan. Flood risk mitigation / GI corridors especially a priority in Chalton Cross area.  Leisure comments No loss of LS open space. Part of major development requiring major open space infrastructure. Direct impact as adj to Houghton Regis Kingsland College & Regis Education Centre, Tithe Farm Road Rec Gnd and Dunstablians Rugby Club. Near to Parkside and Sandringham Drive Rec Gnds, Blue Waters Woodland, Plaiters Way informal open space, Houghton Hall Park, Moore Crescent Football Pitches and St Vincents Catholic Primary Sch off Hammersmith Gardens. Further afield: Houghton Regis Quarry and Blows Down.
	als and Waste		
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Planning History  Houghton Regis North Site 1, Land on the northern edge of Houghton Regis  CB/12/03613/OUT - Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans – Permission Granted.  Land at Houghton Regis North (Flood Storage Area)  CB/14/04918/SCN – Screening Opinion – Preapplication advice received January 2015.  Land West of Bidwell (Houghton Regis North Site 2)  Houghton Regis  CB/15/00297/OUT - Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in

	outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1 employment land (Use Classes B1, B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public oper spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Permission Granted (November 2015).
Does the site continue to next stage?	n/a – Fails stage 1

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SIAGE 2	ASSESSMENT	CONCL	JUSIUN

Is the site suitable for the proposed development?

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		0 – 5 years	
34	Considering the size of the site, what is the indicative build out time?		More than 15 years	
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long (15+ years)	
Mark	et Signals			
36	Are there any market factors which would affect deliverability?	G	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.	
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm. The proposal for this site is for residential and employment. The employment use would be best placed near the M1.	
Does	the site pass this stage?		n/a – Fails stage 1	

# SUMMARY – to inform the summary spreadsheet

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Doon tho	oito	2222	tha	accommont?
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No

The site fails the assessment at Stage 1.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	Site Details				
Reference	NLP261				
Number					
Site Name	Land at Broad Green Farm				
Site Address	Broad Green Farm, MK43 0HB				
Settlement	Cranfield				
Size	Submitted Developable Area: 4.52 ha				
	Submitted Whole Site Area: 20.78 ha				
	Measured GIS Area: 20.78 ha				
Proposed Use	Up to 150 residential dwellings or a mixed use development involving some				
	employment floorspace.				
Any other					
information					
Мар	Gossard's Green  Cane Way — god Rd  Bedford Rd				

## STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAC	STAGE 1A ASSESSMENT						
This stage of the assessment rules out sites that are too small or conflict with national policy designations.							
Provi	Provisional Site Capacity						
1	Does the submitted Developable Area indicate that		The submitted developable area is				
	the site is likely to accommodate less than		too small to accommodate 40,000				
	40,000Sq/m of floorspace? <sup>2</sup>		sqm				
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)							
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3				
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0%				
Natio	Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)						
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations				
5	Is more than 50% of the site located within the Area	No	The site is not covered by an				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

of Outstanding Natural Beauty?	AONB	
Does the site continue to the next stage (yes answers to	No – the sit	e is too small to
questions 1, 4, or 5 prevent progression to the next stage)?	accommoda	ate strategic
	employmen	t land

STAG	STAGE 1B ASSESSMENT			
This s	stage of the assessment rules out sites that are not able	to meet	their critical infrastructure needs <sup>3</sup> .	
Intelli	Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critic	Critical Infrastructure			
6	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> for employment?	R/A/G	Requirements and proposals	
Does	Does the site continue to next stage? Yes/ No			

#### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** What is the existing use of the site? R/A/G **Details** Would the existing use limit the development potential? Is the land controlled by a developer or land owner R/A/G 8 **Details** who has expressed an intention to develop the site? 9 Are there any legal or ownership problems that could R/A/G **Details** delay or prevent development? If Yes, can these issues realistically be overcome? 10 Does the site already have planning permission for R/A/G Details the proposed use?<sup>5</sup> Does the site continue to next stage? Yes/No

#### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt Is the site located within the Green Belt? 11 Yes or Details on coverage No 12 If answer to question 11 is yes, then does the site lie Yes or Details within one of the parcels which have been identified No in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? 13 Are there any identified merits to the site or Yes or **Details** proposed use that may outweigh the harm to the No Green Belt and which may contribute to identification of exceptional circumstances? Does the site continue to next stage? Yes/ No

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAC	E 2A ASSESSMENT				
		d desktor	assessment A red rating for any		
	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across				
	2 will be looked at as a whole using planning balance.	nuucu at	this stage as the ratings across		
	ously Developed Land				
14	Is the site Previously Developed Land in accordance	R/A/G	Details		
• •	with the NPPF definition?	10700	Botano		
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	• 25% - 0% (Greenfield) (R)				
Comr	nunity	l			
15	Neighbourhood Planning (only applicable in	Yes/	Details		
	designated areas)	No or	2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
	,	N/A			
	Is the site identified as an employment allocation in				
	an emerging Neighbourhood Plan?				
16	Community Consultation	Yes /	Details		
		No			
	Has any community consultation taken place? If yes,				
	provide brief details on the form this consultation				
	took and any overall community response.				
	Physical Constraints				
17	Are there any physical constraints or permanent	R/A/G	Details		
	features which would mean that less than 40% of the				
	site was developable? For example pylons, gas				
	works, sewage treatment works, topography or wind turbines.				
Relat	ionship to Settlements				
18	Not applicable for sites which adjoin Significant	R/A/G	Details		
10	Facilities in the Countryside <sup>6</sup> .	or N/A	Details		
	Tuomaoo m allo Obana yolab .	01 14/71			
	Would development of the site be complimentary to				
	the existing settlement pattern and would it have a				
	negative impact on any historic unique or distinctive				
	characteristics of the settlement's built or natural				
	form?				
	ultural Land Quality	1 =			
19	Would the development impact on high quality	R/A/G	Any relevant additional detail		
	agricultural land?				
	50% or more in non-agricultural land (G)				
	• 50% of more in Grade 3b, 4 or 5 (A)				
	• 50% or more in Grade 1, 2 or 3a (R)				

# STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

be supplied by CBC.

Transport and Access to Services

20 Distance to Town centre/ Local Centre: R/A/G Details

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	0 = (0)	I	T
	<ul><li>Over 5km (R)</li></ul>		
	<ul><li>2km to 5km (A)</li></ul>		
	<ul><li>Under 2km (G)</li></ul>		
21	Distance to bus stops with a frequent service:	R/A/G	Details
	<ul><li>Less than 400m (G)</li></ul>		
	<ul> <li>400m-800m (A)</li> </ul>		
	<ul> <li>Over 800m (R)</li> </ul>		
22	Distance to nearest train station:	R/A/G	Details
	<ul> <li>Less than 800m (G)</li> </ul>		
	• 800m-1200m (A)		
	• Over 1200m (R)		
22	` '	D/A/C	Deteile
23	What is the site's proximity to the Strategic Road	R/A/G	Details
	Network (M1, A1, A421, A5) and Local Road		
Drain	Network (e.g. A6, A507)		
25	age and Flooding (All sites subject to Sequential Te		To be completed by CEDA
25	What is the conclusion of the sequential approach to	R/A/G	To be completed by SFRA
	site allocations, in regards to flood risk?		Consultants
	The DAC conclusion relates to the acquential		
	The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber -		
	consider further assessment, if red – further		
	assessment needed (L2).		
Envir	onmental Health		
26	Contamination	R/A/G	Liaison with Environmental Health
20		K/A/G	Liaison with Environmental Health
	Are there any contamination constraints on site and will there be any remediation required?		
27	Adjoining uses	R/A/G	Liaison with Environmental Health
21	Would any adjoining uses have the potential to	K/A/G	Liaison with Environmental Health
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envir	onmental Constraints		
28	Landscape character	R/A/G	Liaison with Landscape Officer
20	What would the impacts of development be on the	IV/A/G	Liaison with Landscape Officer
	landscape character or setting of the area or any		
	designated landscapes? Would there be any direct		
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
29	Heritage/ Archaeology	R/A/G	Liaison with Archaeology and
23	What would the impacts of development be on any	10/7/0	Conservation Officer
	heritage or archaeological assets and their setting?		Conservation Officer
	Are there any opportunities for enhancement of		
	these assets?		
30	Ecological Assets	R/A/G	Liaison with Ecology Officer
	What would the impacts of development be on any		Liston man zoology Onloor
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		
31	Open space/leisure and GI assets	R/A/G	Liaison with GI Officer and Leisure
	Are there any potential conflicts with open space or	, ., .	team, including consideration of
	leisure designations?		Leisure Strategy.
Mine	rals and Waste		
32	What would the impacts of development be on	R/A/G	Liaison with M&W Officer
	safeguarded minerals and waste sites, including	3,7,7,0	
	mineral safeguarding sites?		
Plann	ning History		
· idili	g		

33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?		Yes/ No	

STAGE 2 ASSESSMENT CONCLUSION
Is the site suitable for the proposed development?

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Marke	Market Signals		
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does	the site pass this stage?		Yes/ No

SUMMARY – to inform the summary spreadsheet				
Does the site pass the assessment?	Yes/ No			
Detail				

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment

- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	
Reference	NLP267
Number	
Site Name	Land at Common Lane, Upper Sundon
Site Address	LU3 3PF
Settlement	Sundon
Size	Submitted Developable Area: 11 ha
	Submitted Whole Site Area: 11 ha
	Measured GIS Area: 11.004 ha
Proposed Use	Residential development of 200 houses and /or business park and employment
	centre (to support the adjacent rail freight terminal and expanding science and
	technology base of Luton surround).
Any other	Residential units proposed at 25-30 dwellings per hectare
information	
Мар	Upper Sundon Villa The Red Lion Curryzma Indian Suisine C

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

_	<b>STAGE 1A ASSESSMENT</b> This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Prov	risional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup> The site can accommodate the 40,000 sqm of employment, but only if it comes forward as an employment only site. Unlikely it could accommodate the 40,000sqm with residential use.				
Floo	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)				
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0%		
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)					
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves,	No	The site is not covered by any nationally significant designations		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

	Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area	No	The site is not covered by an
	of Outstanding Natural Beauty?		AONB
Does	the site continue to the next stage (yes answers to		Yes
quest	ions 1, 4, or 5 prevent progression to the next stage)?		

STAG	STAGE 1B ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .			
Intelli	Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critic	Critical Infrastructure			
6	Can the site meet the critical infrastructure	G	The proposal can support the road	
	requirements that will enable delivery4 for		and infrastructure improvements	
	employment? necessary for the development.			
Does	Does the site continue to next stage?			

# This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. Availability Would the existing use of the site? G 100% Greenfield

7	What is the existing use of the site?	G	100% Greenfield
	Would the existing use limit the development		
	potential?		
8	Is the land controlled by a developer or land owner	G	Landowner intent on developing
	who has expressed an intention to develop the site?		the site
9	Are there any legal or ownership problems that could	G	No issues
	delay or prevent development?		
	If Yes, can these issues realistically be overcome?		
10	Does the site already have planning permission for	R/A/G	No planning permission
	the proposed use? <sup>5</sup>		
Does	the site continue to next stage?		Yes

#### STAGE 1D ASSESSMENT

of exceptional circumstances?

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Intell	igent judgement should be used to assess if the site pro	gresses	to the next stage.
Gree	enbelt		
11	Is the site located within the Green Belt?	Yes	100% in the Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is located within Green Belt Broad Area B – all of this area is considered to make a strategic contribution to the Green Belt. Upper Sundon is a town washed over by the Green Belt, the report recommends that is stays this way.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification	No	None

3

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

	E 2A ASSESSMENT		
	tage further assesses the site's suitability using detailed		
•	on does not mean that the site will be automatically exc	luded at	this stage as the ratings across
	2 will be looked at as a whole using planning balance.		
	ously Developed Land	D / 4 / 0	D
14	Is the site Previously Developed Land in accordance	R/A/G	Details
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	• 25% - 0% (Greenfield) (R)		
	nunity		B
15	Neighbourhood Planning (only applicable in	Yes/	Details
	designated areas)	No or	
	le the cite identified as an ampleyment allegation in	N/A	
	Is the site identified as an employment allocation in		
16	an emerging Neighbourhood Plan?  Community Consultation	Yes /	Details
10	Community Consultation	No	Details
	Has any community consultation taken place? If yes,	INO	
	provide brief details on the form this consultation		
	took and any overall community response.		
Physi	cal Constraints		
17	Are there any physical constraints or permanent	R/A/G	Details
	features which would mean that less than 40% of the		
	site was developable? For example pylons, gas		
	works, sewage treatment works, topography or wind		
	turbines.		
Relati	onship to Settlements		
18	Not applicable for sites which adjoin Significant	R/A/G	Details
	Facilities in the Countryside <sup>6</sup> .	or N/A	
	Would development of the site be complimentary to		
	the existing settlement pattern and would it have a		
	negative impact on any historic unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
Agric	ultural Land Quality		
19	Would the development impact on high quality	R/A/G	Any relevant additional detail
13	agricultural land?	1070	Any relevant additional detail
	50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	• 50% or more in Grade 1.2 or 3a. (R)		

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

#### STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. **Transport and Access to Services** Distance to Town centre/ Local Centre: R/A/G Details Over 5km (R) 2km to 5km (A) Under 2km (G) Distance to bus stops with a frequent service: 21 R/A/G Details Less than 400m (G) 400m-800m (A) Over 800m (R) 22 Distance to nearest train station: R/A/G Details Less than 800m (G) 800m-1200m (A) Over 1200m (R) What is the site's proximity to the Strategic Road R/A/G 23 Details Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) Drainage and Flooding (All sites subject to Sequential Test) 25 What is the conclusion of the sequential approach to R/A/G To be completed by SFRA site allocations, in regards to flood risk? Consultants The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red - further assessment needed (L2). **Environmental Health** R/A/G Liaison with Environmental Health 26 Contamination Are there any contamination constraints on site and will there be any remediation required? R/A/G 27 Adjoining uses Liaison with Environmental Health Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) **Environmental Constraints** 28 Landscape character R/A/G Liaison with Landscape Officer What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 29 Heritage/ Archaeology R/A/G Liaison with Archaeology and What would the impacts of development be on any Conservation Officer heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets? 30 **Ecological Assets** R/A/G Liaison with Ecology Officer What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? Open space/leisure and GI assets R/A/G | Liaison with GI Officer and Leisure 31

	Are there any potential conflicts with open space or leisure designations?		team, including consideration of Leisure Strategy.
Mine	rals and Waste		
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planr	ning History		
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does	the site continue to next stage?		Yes/ No

STAGE 2	ASSESSMENT	CONCLUSIO	N

Is the site suitable for the proposed development?

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	vability		
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Marke	et Signals		
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the		
	site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does	the site pass this stage?		Yes/ No
2000	ino ono pado inio diago.		100/110

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	Yes/ No
Detail	

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	
Ref No	NLP304
Site Name	Quest Pit (NIRAH site) Stewartby
Site Address	Kempston Hardwick, Bedford MK45 3JJ
Settlement	Stewartby
Size	Submitted Developable Area: 58 ha
	Submitted Whole Site Area: 58 ha
	Measured GIS Area: 62 ha
Proposed Use	The development of a bespoke technology park campus with a combination of B1, B2 and B8
	uses.
Additional Info	
Мар	Water Olive O

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

CTAO	E 4 A ACCECCMENT		
	E 1A ASSESSMENT		
	· ·	too sm	nall or conflict with national policy designations.
Provis	sional Site Capacity		
1	Does the submitted Developable Area	No	The site can accommodate 40,000 sqm employment
	indicate that the site is likely to		
	accommodate less than 40,000Sq/m of		
	floorspace? <sup>2</sup>		
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)
2	Is more than 50% of the site located in	No	39.1% in FZ 2/3
	Flood Zone 2 or 3?		
3	Is more than 50% of the site at risk from	No	30-year SW flood risk is 13%
	surface water flooding?		
Nation	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)
4	Is more than 50% of the site covered by	No	The site is not covered by any nationally significant
	nationally significant designations? These		designations
	are: Sites of Special Scientific Interest,		
	National Nature Reserves, Scheduled		
	Monuments, Registered Parks and		
	Gardens.		
5	Is more than 50% of the site located within	No	The site is not covered by an AONB
	the Area of Outstanding Natural Beauty?		·
Does	the site continue to the next stage (yes answ	vers	Yes
to que	stions 1, 4, or 5 prevent progression to the nex	t	

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

stage)?	
oluge):	

	STAGE 1B ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent			
judger	ment should be used to assess if the site progre	esses	to the next stage.	
Critica	al Infrastructure			
6	Can the site meet the <b>critical</b>	G	The site is well connected by transport infrastructure; as	
	infrastructure requirements that will		such it is considered that there is no need for any	
	enable delivery <sup>4</sup> for employment?		specific critical infrastructure to deliver the site. The	
			essential utilities and road network will be provided for	
			the site.	
Does the site continue to next stage?		Yes		

#### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** What is the existing use of the site? 100% brownfield - the site was previously used as a Α Would the existing use limit the clay mineral quarry. Mineral extraction operations development potential? stopped in 2008. 8 Is the land controlled by a developer or land G The developer and private landowner are intent on owner who has expressed an intention to delivering the site develop the site? 9 Are there any legal or ownership problems G No issues that could delay or prevent development? If Yes, can these issues realistically be overcome? 10 Does the site already have planning G No planning permission for the proposed use permission for the proposed use?5 Does the site continue to next stage? Yes

#### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? No Not green belt 12 If answer to question 11 is ves. then does N/A N/A the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? 13 Are there any identified merits to the site or N/A N/A proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Yes Does the site continue to next stage?

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** 14 Is the site Previously Developed Land in G The site comprises 100% brownfield land. The site was accordance with the NPPF definition? previously used as a clay mineral quarry. Mineral extraction operations stopped in 2008. 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** N/A The site is not located within a designated Neighbourhood Planning area within Central applicable in designated areas) Is the site identified as an employment Bedfordshire. allocation in an emerging Neighbourhood A small section of the site falls within the Stewartby Parish Neighbourhood Area; however, this is located Plan? within the administrative boundaries of Bedford Borough Council. 16 **Community Consultation** No n/a Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** Are there any physical constraints or Α As this site is a former quarry pit, the site may require permanent features which would mean that restoration, and it may have resulted in some localised less than 40% of the site was developable? contamination issues. 39.1% of the site is located within FZ 2/3. For example, pylons, gas works, sewage treatment works, topography or wind The quarry base, where development would be located, turbines. is circa 20m below the surrounding land, creating access implications. Relationship to Settlements Not applicable for sites which adjoin The site is not located immediately adjacent to any 18 Significant Facilities in the Countryside<sup>6</sup>. existing settlements. Visual impact of development Would development of the site be would affect views to the north east from the nearest complimentary to the existing settlement settlement, Stewartby (approx. 150m at its closest pattern and would it have a negative impact point). on any historic unique or distinctive characteristics of the settlement's built or natural form? **Agricultural Land Quality** Would the development impact on high G 25% Grade 3 - Good to moderate quality agricultural land? 75% Non-agricultural land 50% or more in non-agricultural 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a (R) **STAGE 2B ASSESSMENT** This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 - 33 will be supplied by CBC.

**Transport and Access to Services** Distance to Town centre/ Local Centre: 20 Α 4km to Ampthill town centre Over 5km (R) 2km to 5km (A)

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	Under 2km (G)		
21	Distance to bus stops with a frequent service:  Less than 400m (G)  400m-800m (A)  Over 800m (R)	G	The site is within 400m of bus stops on Stewartby Way
22	Distance to nearest train station: (20)  Less than 800m (G)  800m-1200m (A)  Over 1200m (R)	R	Approx. 1.5km from Stewartby train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R	The site is 4km from the A421, 6km from the A6, and 10km from junction 13 of the M1.
	age and Flooding (All sites subject to Seque		
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	A	Significant surface water flow paths to existing ponds.  Layout will be restricted and should not have detrimental effect on existing drainage pattern.
Envir	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Landfill on site. Former pits on site
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Envir	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable – site is key wilderness within growth area – sense of scale, undeveloped nature, tranquillity and beauty needs to be safeguarded as an asset for the Wixams and Vale as a whole. Some scope for limited development on unworked land to north of pit. Main area of excavation and banks of highest ecological value. Quarry contains woodland planted as part of quarry restoration. Not appropriate for employment/ commercial uses, B8 totally inappropriate. Even partial development within this large site would detract from its sense of remoteness. Could become a tourist destination if sensitively managed to safeguard the rare reedbed habitats. Site not suitable for additional woodland planting.
	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	within growth area – sense of scale, undeveloped nature, tranquillity and beauty needs to be safeguarded as an asset for the Wixams and Vale as a whole. Some scope for limited development on unworked land to north of pit. Main area of excavation and banks of highest ecological value. Quarry contains woodland planted as part of quarry restoration. Not appropriate for employment/ commercial uses, B8 totally inappropriate. Even partial development within this large site would detract from its sense of remoteness. Could become a tourist destination if sensitively managed to safeguard the rare reedbed habitats. Site not suitable for additional
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?  Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for		within growth area – sense of scale, undeveloped nature, tranquillity and beauty needs to be safeguarded as an asset for the Wixams and Vale as a whole. Some scope for limited development on unworked land to north of pit. Main area of excavation and banks of highest ecological value. Quarry contains woodland planted as part of quarry restoration. Not appropriate for employment/ commercial uses, B8 totally inappropriate. Even partial development within this large site would detract from its sense of remoteness. Could become a tourist destination if sensitively managed to safeguard the rare reedbed habitats. Site not suitable for additional woodland planting.  Site is former clay pit and has low archaeological potential. No objection to allocation This site is a former extraction pit and therefore has low archaeological potential and therefore the Archaeology

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	space or leisure designations?		Important wetland ecology.
			Leisure comments No loss of LS open space. Near to Marston Vale Millennium Country Park, High Street Playing Fields, All Saints' Church cemetery, Chapel End Road Playing Field, Houghton Conquest Lower School, Chequers How End Inf Rec, The Grove Allotments, Conquest Wood and King's Wood and Glebe Meadows.
Mine	rals and Waste		
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	А	Old minerals site
Planr	ning History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted for the 2014/15 call for sites.  (MB/06/02036/OUT) - Application for an international visitor destination and science research park - including an adventure park, spa, three hotels, a conference and exhibition centre, 50 seat cinema, and food and drink uses. This permission has now lapsed. However, the applicant has submitted a request for an extension of time, and a screening opinion report. It was concluded than an EIA was required.
Does	the site continue to next stage?		No

#### STAGE 2 ASSESSMENT CONCLUSION

The site has a number of overriding constraints which make it unsuitable to accommodate the proposed development. 39.1% of the site is located within FZ2/3, which would restrict layout. Landscape also suggests development is not acceptable - the site is key wilderness within growth area - any development would detract from its sense of remoteness. Further, ecology states that all of the site is CWS and LGS, and therefore valuable for breeding birds. Planning permission on the site for an international visitor destination has lapsed. However, various comments on this proposal suggest the site would be suitable for the tourism use, but not for employment.

There are many constraints on this site which would make it challenging to deliver strategic employment uses. It is more suitable for the approved visitor destination.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achi	evability		
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Mark	et Signals		
36	Are there any market factors which would	Α	The market for distribution uses is located on the M1,

	affect deliverability?		and is especially strong at Junction 13 and Dunstable. The market suggests that distribution would not be suitable in this location as it is not on a strategic road network and it is not near the distribution market of Dunstable. The office market in Central Bedfordshire is weak, with occupiers preferring to locate in the larger towns and cities of Bedford and Milton Keynes. However, there is a research and development sector, which remains strong.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	Α	Millbrook Technology Park is located towards the south of this site, and it offers unique R&D facilities. Although this is a successful facility with increasing demand it is a very niche facility. There are light industrial facilities at Wanstead Industrial Park and at Kempston Hardwick; however, the type of units at these sites are suited to small local occupiers who tend to use this type of secondary space. Therefore, the market for new units of this style is limited.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R	This site is not located in a strategic position, and this makes its market position considerably weaker than other sites in the surrounding area. It is unlikely that occupiers with distribution needs would locate here due to poor road access. The market office is limited in CB, and this site does not offer the potential to create an office market. The demand for light industrial is limited due to their need for cheaper secondary stock.
Dues	the site pass this stage?		n/a

SUMMARY - to inform the summary spreadsh	neet
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Does the site pass the assessment?

No

This site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	
Reference	NLP323
Number	
Site Name	Land between Bedford Rd and A421
Site Address	Brogborough MK43 0XY
Settlement	Brogborough
Size	Submitted Developable Area: 10.84 ha
	Submitted Whole Site Area: 10.84 ha
	Measured GIS Area: 10.7771 ha
Proposed Use	Employment use, mix of B1 and B8 – estimated floorspace of approx. 30,000-35,000
	sqm
Any other	
information	
Мар	Prze & Chicken  **Nathreid Cres  Yusen Legistics  Pretty Little trinkes:   **Subset Subset Su

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAC	STAGE 1A ASSESSMENT				
	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	isional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup> Although the site could accommodate the 40,000 sqm of employment, the proposal is for 30,000-35,000 sqm.				
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 1.6%		
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)					
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special	No	The site is not covered by any nationally significant designations		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

	Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area	No	The site is not covered by an
	of Outstanding Natural Beauty?		AONB
Does the site continue to the next stage (yes answers to			No – proposal involves less than
guestions 1, 4, or 5 prevent progression to the next stage)?			40,000 sgm floorspace

	STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .			
	Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critic	Critical Infrastructure			
6	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> for employment?	R/A/G	Requirements and proposals	
Does	the site continue to next stage?		Yes/ No	

#### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** 7 What is the existing use of the site? R/A/G Details Would the existing use limit the development potential? 8 Is the land controlled by a developer or land owner R/A/G Details who has expressed an intention to develop the site? 9 Are there any legal or ownership problems that could R/A/G Details delay or prevent development?

R/A/G

**Details** 

If Yes, can these issues realistically be overcome?

Does the site already have planning permission for

#### Does the site continue to next stage? Yes/ No STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? Yes or Details on coverage No 12 If answer to question 11 is yes, then does the site lie Yes or Details within one of the parcels which have been identified No in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? 13 Are there any identified merits to the site or Yes or **Details** proposed use that may outweigh the harm to the No Green Belt and which may contribute to identification

undertaken before any sites are allocated.

the proposed use?<sup>5</sup>

10

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	of exceptional circumstances?	
Does	the site continue to next stage?	Yes/ No

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2A ASSESSMENT** This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** Is the site Previously Developed Land in accordance 14 R/A/G Details with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community Neighbourhood Planning (only applicable in 15 Yes/ Details designated areas) No or N/A Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** Yes / **Details** No Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** 17 Are there any physical constraints or permanent R/A/G Details features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines. **Relationship to Settlements** Not applicable for sites which adjoin Significant R/A/G 18 Details Facilities in the Countryside<sup>6</sup>. or N/A Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form? **Agricultural Land Quality** Would the development impact on high quality 19 R/A/G Any relevant additional detail agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R)

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

#### **STAGE 2B ASSESSMENT** This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services R/A/G 20 Distance to Town centre/ Local Centre: Details Over 5km (R) 2km to 5km (A) Under 2km (G) 21 Distance to bus stops with a frequent service: R/A/G Details Less than 400m (G) 400m-800m (A) Over 800m (R) R/A/G 22 Distance to nearest train station: Details Less than 800m (G) 800m-1200m (A) Over 1200m (R) 23 What is the site's proximity to the Strategic Road R/A/G **Details** Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) Drainage and Flooding (All sites subject to Sequential Test) What is the conclusion of the sequential approach to 25 R/A/G To be completed by SFRA site allocations, in regards to flood risk? Consultants The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red - further assessment needed (L2). The exact wording may change slightly but the approach should remain the same. **Environmental Health** 26 Contamination R/A/G Liaison with Environmental Health Are there any contamination constraints on site and will there be any remediation required? 27 Adjoining uses R/A/G Liaison with Environmental Health Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) **Environmental Constraints** Landscape character 28 R/A/G Liaison with Landscape Officer What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 29 Heritage/ Archaeology R/A/G Liaison with Archaeology and Conservation Officer What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets? 30 **Ecological Assets** R/A/G Liaison with Ecology Officer What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? R/A/G 31 Open space/leisure and GI assets Liaison with GI Officer and Leisure Are there any potential conflicts with open space or team, including consideration of

	leisure designations?		Leisure Strategy.
Mine	rals and Waste		
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planr	ning History		
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does	the site continue to next stage?	Yes/ No	

STAGE 2 ASSESSMENT CONCLUSION	
Is the site suitable for the proposed development?	

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability				
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details		
35	Considering the size of the site, what is the indicative build out time?		Details		
Marke	Market Signals				
36	Are there any market factors which would affect deliverability?	R/A/G	Details		
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details		
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details		
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?				
Does	the site pass this stage?		Yes/ No		

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	Yes/ No
Detail	

The sites that pass through this assessment process will not automatically be allocated for development in

# the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- · Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details						
Reference	NLP327					
Number						
Site Name	Land to the South West of the A5					
Site Address	Hockliffe, LU7 9NB					
Settlement	Hockliffe					
Size	Submitted Developable Area: 4 – 18 ha					
	Submitted Whole Site Area: 22.2 ha					
	Measured GIS Area: 24.203 ha					
Proposed Use	Between 120-450 residential units, along with the necessary infrastructure and landscaping. Also the potential for a small area of employment space to meet local needs.					
Any other	Residential proposed at 30dpha					
information						
Мар	Control of the Contro					

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

This s	GE 1A ASSESSMENT stage of the assessment rules out sites that are too sma	ll or confl	lict with national policy designations.
Provi	sional Site Capacity		
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	Yes	The site can accommodate the 40,000 sqm of employment. However the proposal for a 'small' area of employment alongside a significant proportion of residential suggests that the 40,000 sqm would not be met.
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 2.8%

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

Nati	Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)					
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations			
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB			
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – The proposed mix of uses on site will not accommodate more than 40,000 sqm employment floorspace			

This s	GE 1B ASSESSMENT  stage of the assessment rules out sites that are not able gent judgement should be used to assess if the site pro-				
Critic	Critical Infrastructure				
6	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> for employment?	R/A/G	Requirements and proposals		
Does	the site continue to next stage?		Yes/ No		

#### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

next	stage.		
Avail	lability		
7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development?  If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	R/A/G	Details
Does	s the site continue to next stage?		Yes/ No

#### STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Gree	nbelt		
11	Is the site located within the Green Belt?	Yes	100% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no	Yes or No	Details

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	contribution?		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does	the site continue to next stage?		Yes/ No

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2A ASSESSMENT** This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** Is the site Previously Developed Land in accordance R/A/G **Details** with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community Neighbourhood Planning (only applicable in Yes/ Details designated areas) No or N/A Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** Yes / **Details** No Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** 17 Are there any physical constraints or permanent R/A/G **Details** features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines. **Relationship to Settlements** Not applicable for sites which adjoin Significant 18 R/A/G **Details** Facilities in the Countryside<sup>6</sup>. or N/A Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form? **Agricultural Land Quality** 19 Would the development impact on high quality R/A/G Any relevant additional detail agricultural land?

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

50% or more in non-agricultural land (G)	
<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>	
<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>	

STA	GE 2B ASSESSMENT		
This	stage further assesses the site's suitability using comme	ents from	technical specialists. Intelligent
judge	ement should be used to assess if the site progresses to	the next	stage. Answers to Q's 25 – 33 will
be su	upplied by CBC.		
Tran	sport and Access to Services		
20	Distance to Town centre/ Local Centre:	R/A/G	Details
	Over 5km (R)		
	• 2km to 5km (A)		
	• Under 2km (G)		
21	Distance to bus stops with a frequent service:	R/A/G	Details
	Less than 400m (G)	10,700	Dotailo
	• 400m-800m (A)		
	• Over 800m (R)		
22	\	D/A/C	Detaile
22	Distance to nearest train station:	R/A/G	Details
	• Less than 800m (G)		
	• 800m-1200m (A)		
	<ul> <li>Over 1200m (R)</li> </ul>		
23	What is the site's proximity to the Strategic Road	R/A/G	Details
	Network (M1, A1, A421, A5) and Local Road		
	Network (e.g. A6, A507)		
Draii	nage and Flooding (All sites subject to Sequential Te	est)	
25	What is the conclusion of the sequential approach to	R/A/G	To be completed by SFRA
	site allocations, in regards to flood risk?		Consultants
	one amounts, in regardo to noon ment		
	The RAG conclusion relates to the sequential		
	approach, e.g. if green – take forward, if amber -		
	consider further assessment, if red – further		
	assessment needed (L2).		
Envi	ronmental Health		
26	Contamination	R/A/G	Liaison with Environmental Health
	Are there any contamination constraints on site and		
	will there be any remediation required?		
27	Adjoining uses	R/A/G	Liaison with Environmental Health
	Would any adjoining uses have the potential to		
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envi	ronmental Constraints		
28	Landscape character	R/A/G	Liaison with Landscape Officer
_0	What would the impacts of development be on the	1070	Latori with Landscape Officer
	landscape character or setting of the area or any		
	designated landscapes? Would there be any direct		
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
29	Heritage/ Archaeology	R/A/G	Liaison with Archaeology and
<u> L</u> J	What would the impacts of development be on any	17/7/6	Conservation Officer
	heritage or archaeological assets and their setting?		Conservation Officer
	Are there any opportunities for enhancement of		
20	these assets?	D/A/O	Liginon with Foology Officer
30	Ecological Assets	R/A/G	Liaison with Ecology Officer
	What would the impacts of development be on any		
	biological, geological or ecological assets and are		
	there any opportunities for their enhancement?		

31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.
Mine	 rals and Waste		
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planr	ning History		
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does	the site continue to next stage?		Yes/ No

S	TAG	6E 2 /	ASSE	ESS	ME	NT	COV	ICLL	JSIC	NC	Į
											_

Is the site suitable for the proposed development?

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability						
34	When can the scheme realistically commence delivery?		Details				
	0 to 5 years (deliverable)						
	• 6 to 10 years						
	• 11 to 15 years						
	• 15 to 20 years						
	Outside Plan Period						
35	Considering the size of the site, what is the		Details				
	indicative build out time?						
Marke	t Signals						
36	Are there any market factors which would affect	R/A/G	Details				
	deliverability?						
37	What is the extent and success of similar	R/A/G	Details				
	developments in the market area? Is there an						
	over/under supply?						
38	Assuming 'normal' market conditions, if the site is	R/A/G	Details				
	offered to the market for its proposed employment						
	use will it be successfully developed and occupied?						
39	What is a realistic timeline for the deliverability of the						
	site? Short (0-5 years), medium (5-10 years), or long						
	(10-15 years)?						
Does t	the site pass this stage?		Yes/ No				

SUMMARY – to inform the summary spreadsheet					
Does the site pass the assessment? Yes/ No					
Detail					

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details				
Ref No	NLP332			
Site Name	Land adjacent to A1			
Site Address	Hill lane Biggleswade SG18 9AY			
Settlement	Northill			
Size	Submitted Developable Area: 10 – 16.72 ha (depending on use) Submitted Whole Site Area: 16.72 ha Measured GIS Area: 16.8335 ha			
Proposed Use	The site is capable of accommodating residential, mixed use or commercial development on all or part of the land.			
Additional Info	Estimated number of residential units is 200, at 25 dpha. Estimated floorspace to be accommodated is 25,000 sqm.			
Мар	Sainsbury 3 to  American South  - Biggleswade  Stormsbury 3 to  American South  - Biggleswade  Stormsbury 3 to  American South  American South  - Biggleswade			

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site is large enough to accommodate the 40,000 sqm of employment floorspace, although the estimated quantum proposed is 25,000 sqm. The proposal does outline that the site is suitable for mixed or all commercial use, therefore it could supply strategic employment land.		
Flood	I Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	43% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0%		
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

5	Is more than 50% of the site located within	No	The site is not covered by an AONB
	the Area of Outstanding Natural Beauty?		
Does the site continue to the next stage (yes answers		Yes	
to questions 1, 4, or 5 prevent progression to the next			
stage)?			

	STAGE 1B ASSESSMENT				
This s	stage of the assessment rules out sites that are	not ab	ole to meet their critical infrastructure needs <sup>3</sup> . Intelligent		
	ment should be used to assess if the site progr				
Critic	Critical Infrastructure				
6	Can the site meet the <b>critical</b>	G	New vehicular access will be required on the site; the		
	infrastructure requirements that will		site can support the delivery of road improvements,		
	enable delivery <sup>4</sup> for employment?		SUDs and green infrastructure, and some community		
			facilities.		
Does the site continue to next stage?		Yes			

This s where Intellig	STAGE 1C ASSESSMENT  This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.  Availability				
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowners are intent on developing the site		
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues		
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions		
Does	the site continue to next stage?		Yes		

Consu	STAGE 1D ASSESSMENT  Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.			
11	Is the site located within the Green Belt?	No	Not covered by the green belt	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A	
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A	
Does	the site continue to next stage?		Yes	

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAC	GE 2A ASSESSMENT				
	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question				
	does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at				
	whole using planning balance.	iddod c	at the stage as the ratings across stage 2 mill be locked at		
	ously Developed Land				
14	Is the site Previously Developed Land in	R	The site is 100% Greenfield land.		
•	accordance with the NPPF definition?		The site is 100% crostilled land.		
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	• 25% - 0% (Greenfield) (R)				
Comr	nunity				
<u> 15</u>	Neighbourhood Planning (only	N/A	The site is not located within a designated		
13	applicable in designated areas)	IN//	Neighbourhood Planning area.		
	Is the site identified as an employment		Troighbourhood Flamming area.		
	allocation in an emerging Neighbourhood				
	Plan?				
16	Community Consultation	No	n/a		
	Has any community consultation taken		.,,		
	place? If yes, provide brief details on the				
	form this consultation took and any overall				
	community response.				
Physi	ical Constraints				
17	Are there any physical constraints or	Α	43% of the site is located within FZ 2/3.		
	permanent features which would mean that		The site is otherwise free from physical constraint or		
	less than 40% of the site was developable?		permanent features which may limit development.		
	For example, pylons, gas works, sewage		The site would require a new vehicular access.		
	treatment works, topography or wind				
	turbines.				
	ionship to Settlements				
18	Not applicable for sites which adjoin	N/A	The site is not located adjacent to any existing		
	Significant Facilities in the Countryside <sup>6</sup> .		settlements.		
	Would development of the site be				
	complimentary to the existing settlement				
	pattern and would it have a negative impact				
	on any historic unique or distinctive				
	characteristics of the settlement's built or natural form?				
Agric	ultural Land Quality				
<del>Agric</del> 19	Would the development impact on high	R	100% Grade 1: Excellent		
	quality agricultural land?	11	10070 Stade 1. Excellent		
	50% or more in non-agricultural				
	land (G)				
	• 50% of more in Grade 3b, 4 or 5				
	(A)				
	• 50% or more in Grade 1, 2 or 3a				
	(R)				
	(11)	1			

# STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services 20 Distance to Town centre/ Local Centre: Over 5km (R) 2km to 5km (A) Under 2km (G)

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service:  • Less than 400m (G)  • 400m-800m (A)  • Over 800m (R)	A	There are bus stops within 400m from the site. These are located across the A1, on Hill lane, near the Sainsbury's supermarket
22	Distance to nearest train station:  Less than 800m (G)  800m-1200m (A)  Over 1200m (R)	R	Approx. 2km from Biggleswade train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the A1
Draina	age and Flooding (All sites subject to Seque	ential 1	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	G	IDB watercourse on western and northern boundaries. Possible development restrictions.
	onmental Health	,	
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Envir	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A	Development acceptable at small- medium scale but not at density proposed.  Site not appropriate for large scale development. Would impact on rural setting for Caldecote. Very open plateau—large units would be highly intrusive. Important to maintain rural setting for Biggleswade and not urbanise A1corridor. Need to avoid bunding and limit light intrusion.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  This site lies within a landscape that contains multiperiod archaeological remains (identified on the CBC Historic Environment Record). Archaeological remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for? archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for	A/R	Partial floodplain, grade 1 arable land, opportunity for ecological enhancement along river corridor.

<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

	their enhancement?		
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?  (eastern end) G (west of railway line)	R	Eastern part of proposed site much more sensitive than west. Impact on setting of the Chilterns from eastern part of site, Sundon Wood would need to be buffered / linked to adjacent grassland. Part of Strategic GI network, opportunities for calcareous grassland creation. Would be difficult to integrate with commercial development.
			Leisure comments  No loss of LS open space.  Near to Upper Caldecote Playing Field, Biggleswade Common, Caldecote Lower School (Outdoor Sport), St Andrews Lower School (Outdoor Sport), Franklin Recreation Ground, Conservative Club Bowls Green & Tennis Courts and Biggleswade United Football Club.
Miner	als and Waste		
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	Α	Mineral Safeguarding Area
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was previously submitted to the 2014/15 call for sites.  No other relevant planning history
Does	the site continue to next stage?		No

# STAGE 2 ASSESSMENT CONCLUSION

As 43% of this site is location within FZ 2/3, and the site is 17.9 ha in size, it would not be able to accommodate strategic employment land (10ha or greater). Further, due to landscape sensitivity of the site, large scale units would be highly intrusive. Development would only be acceptable at a small-medium scale i.e. not at the scale proposed. The site is therefore considered inappropriate to accommodate the proposed development and therefore fails stage 2.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		0 – 5 years	
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years	
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)	
Marke	et Signals			
36	Are there any market factors which would affect deliverability?	G	There are no market factors which would negatively affect deliverability on this site	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Along the A1 corridor surrounding Biggleswade there is a strong presence from local industrial estates and offices, including Albone Way and Eldon Way Industrial Estates, and Stratton Business Park. There are expansion plans for Stratton Business Park, suggesting demand for this type of office/industrial use in the area.	

			There is also a relatively strong market for offices within Biggleswade town centre.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Market signals suggest that this this site would be well suited to local office and industrial uses, similar to those along the A1 corridor.
Does the site pass this stage?		n/a	

#### SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

The site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at Stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- · Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details					
Ref No	NLP351				
Site Name	Land North East of Flitwick				
Site Address	Maulden Road, Flitwick, Bedford MK45 1UX				
Settlement Flitwick					
Size	Submitted Developable Area: 17.9 ha				
	Submitted Whole Site Area: 17.9 ha				
	Measured GIS Area: 17.9 ha				
Proposed Use	Development of B1, B2, and B8 employment uses will form an extension of the existing				
	industrial estate to the south.				
Additional Info	This site is formally identified as DS65 Employment land in the withdrawn Central Beds				
	Development Strategy. The land to the north of this site has been granted planning				
	permission (CB/14/01384/REG3) for the development of a country park. This development				
	will act as a green belt buffer between Ampthill and Flitwick, enabling the development of				
	further employment land on this site.				
Мар	Extraction of the Control of the Con				

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT						
This stage of the assessment rules out sites that are too small or conflict with national policy designations.							
Provisional Site Capacity							
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment. However, the proposal states that the estimated floorspace is 30,000 sqm.				
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)							
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3				
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.6%				
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)							
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations.				
5	Is more than 50% of the site located within	No	The site is not within an AONB.				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

the Area of Outstanding Natural Beauty?	
Does the site continue to the next stage (yes answers	Yes – although the proposal is for less than 40,000 sqm,
to questions 1, 4, or 5 prevent progression to the next	the site is capable of accommodating over 40,000 sqm.
stage)?	

	STAGE 1B ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent			
	judgement should be used to assess if the site progresses to the next stage.			
Critic	Critical Infrastructure			
6	Can the site meet the <b>critical</b>	Α	The site requires a new priority junction on Maulden	
	infrastructure requirements that will		Road. The infrastructure for the Maulden Road Site to	
	enable delivery <sup>4</sup> for employment?		the south would need to be extended to provide suitable	
			access to this available development land.	
Does the site continue to next stage?			Yes	

STA	STAGE 1C ASSESSMENT				
This	This stage of the assessment rules out sites that are not available. A site is considered available for development				
wher	where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.				
Intell	igent judgement should be used to assess if the	site p	rogresses to the next stage.		
Avai	lability				
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Vacant Greenfield and agriculture		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site is owned by CBC, who have an intention to develop the site.		
9					
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions		
Does	Does the site continue to next stage? Yes				

Consu Green Intellig	Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.  Greenbelt			
11	Is the site located within the Green Belt?	Yes	80% in the Green Belt	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is within Green Belt area FW1. As Flitwick is a densely developed urban settlement, it is recommended that this area makes a strategic contribution, and as such it should continue as Green Belt.	
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	The development of a country park to the north of the site would ensure the area remains as green belt. This site is strategically placed to extend the existing employment land.	
Does	the site continue to next stage?		Yes	

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

## STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** 14 Is the site Previously Developed Land in All greenfield accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** N/A Not a designated neighbourhood planning area applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** Yes Community consultation took place when the site was Has any community consultation taken previously proposed as an employment allocation in the place? If yes, provide brief details on the former Development Strategy. form this consultation took and any overall community response. **Physical Constraints** Are there any physical constraints or G 17 This site is immediately deliverable as it is vacant permanent features which would mean that greenfield land without any contamination issues. less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines. **Relationship to Settlements** Not applicable for sites which adjoin The site is north of the Maulden Road industrial estate. 18 Α Significant Facilities in the Countryside<sup>6</sup>. and it would act as an extension to this use. It would not Would development of the site be have a negative impact on the existing settlement complimentary to the existing settlement pattern; however, it would impact the existing green belt pattern and would it have a negative impact designation. on any historic unique or distinctive characteristics of the settlement's built or natural form? **Agricultural Land Quality** 19 Would the development impact on high 100% Grade 2: Very good. quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a

# STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services Distance to Town centre/ Local Centre: Over 5km (R) 2km to 5km (A) Under 2km (G)

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<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	T		
21	Distance to bus stops with a frequent service:  • Less than 400m (G)  • 400m-800m (A)  • Over 800m (R)	A	Approx. 700m from Bus stops on Maulden Road.
22	Distance to nearest train station: (20)  Less than 800m (G)  800m-1200m (A)  Over 1200m (R)	R	Approx. 1.5km from nearest train station at Flitwick.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is approx. 700m from the A507 and 11.5km from junction 13 of the M1.
	age and Flooding (All sites subject to Seque		Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	G	No issues
	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A /G	Liaison with Environmental Health
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		
Envir	onmental Constraints		
27			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Scope for well integrated development if design sensitive to position on elevated land adjacent to proposed Cemetery, residential and new country park. Need to design development visually as extension to Country Park and create wooded skyline through advance planting to limit intrusion of built form. Edge to Cemetery highly sensitive – need to ensure transitional landscape. Scope for Suds linking to existing historic pond. Need to retain existing wooded edge. Avoid roadside bunding.
28	What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	sensitive to position on elevated land adjacent to proposed Cemetery, residential and new country park. Need to design development visually as extension to Country Park and create wooded skyline through advance planting to limit intrusion of built form. Edge to Cemetery highly sensitive – need to ensure transitional landscape. Scope for Suds linking to existing historic pond. Need to retain existing wooded edge. Avoid

 $<sup>^{7}</sup>$  The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red - further assessment needed (L2).

30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A/G	The site is in the Greensand Ridge NIA, and has the Greensand Ridge Walk long distance footpath running on its northern edge. The views from the Greensand Ridge walk at the north-east corner of the development, looking east and west are important, and should be retained and enhanced. The development would need to include the Greensand Ridge Walk within an attractive, green corridor, and the site would need to enhance and connect characteristic habitats. The Parish GI plan for Flitwick identifies the western part of the area as a potential location for housing or other infrastructure, but also seeks enhancements to "Pussy Pond" to the centre of the southern boundary of the site, and enhancements to the boundary of Hinksely Road and the industrial estate, at the south western corner of the site. These could be incorporated within development.  Leisure comments  Loss of Pussy Pond & The Mound. Protection required as direct re-provision is not possible.  Adj to Roman Way Amenity Area and Hinksley Road Recreation Ground (FTC) & Play Area.  Near to Flitwick Moor NR, Redborne Upper School, Redbourne Wood, Hatfield Crescent Play Area (CBC), Kingsmoor Lower School (outdoor sport), Beaumont Road Play Area (FTC), Steppingley Road Allotments, Station Road Rec Area & Allotments and Dunstable Road Recreation Ground.
Miner	als and Waste		
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was a draft allocation in the previous development strategy. It was submitted in response to the call for sites in 2012.  No other relevant planning history
Does	the site continue to next stage?		No

## **STAGE 2 ASSESSMENT CONCLUSION**

This site has few constraints. However, the location of rare/high status archaeological remains on the site suggests that it cannot be developed in line with the proposed development. As such it fails stage 2.

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	vability	
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period	0 – 5 years
34	Considering the size of the site, what is the indicative build out time?	5 – 10 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?	Long (10 – 15 years)

Marke	et Signals		
36	Are there any market factors which would affect deliverability?	G	There are no market factors to suggest this site could not be delivered
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	This site is adjacent the Maulden Road Industrial Estate, which provides secondary industrial facilities and currently has a vacancy rate of 0%. There is a demand for local industrial and office facilities in this area, as demonstrated by units at Flitwick and Ampthill, as well as the Doolittle offices.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Yes, this site will act as an extension to Maulden Road Industrial Estate.
Does	the site pass this stage?		

SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details				
Ref No	NLP370			
Site Name	Marston Valley			
Site Address	Land between Brogborough, Lidlington and Marston Moretaine, MK43 0SB			
Settlement	Lidlington			
Size	Submitted Developable Area: 215 ha Submitted Whole Site Area: 586 ha Measured GIS Area: 587.5779 ha			
Proposed Use	Comprehensive mixed use development to provide up to 5,000 homes and 40 ha of employment, along with associated facilities.			
Additional Info				
Мар	Treplantant in the state of the			

## STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAC	GE 1A ASSESSMENT			
This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity			
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,00 sqm employment. The proposal states that up to 175,000 sqm could be provided.	
Floor	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	1.4% in FZ 2/3	
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 5.1%	
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Although there are some designations on the edge of the site, and in areas excluded from the site, the site itself is not covered by any nationally significant designations.	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB	
	the site continue to the next stage (yes answestions 1, 4, or 5 prevent progression to the next)?		Yes	

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.  Critical Infrastructure			
6	Can the site meet the <b>critical</b> infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	There are significant critical infrastructure projects in place to support a development on this site. E.g. East-West Rail. The proposal will involve optimising the existing infrastructure investment, including new access roads and public transport facilities. There are extensive utilities already in place.
Does the site continue to next stage?			Yes

STAC	STAGE 1C ASSESSMENT					
This	This stage of the assessment rules out sites that are not available. A site is considered available for development					
where	where there are no legal or ownership problems and the landowner has expressed an intention to develop the site.					
Intelli	gent judgement should be used to assess if the	site p	rogresses to the next stage.			
Avail	ability					
7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield			
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All landowners are intent on developing the site			
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues			
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions			
Does	the site continue to next stage?		Yes			

#### **STAGE 1D ASSESSMENT** Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? No Not covered by the green belt 12 N/A If answer to question 11 is yes, then does N/A the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? 13 Are there any identified merits to the site or N/A N/A proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Does the site continue to next stage? Yes

## STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

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<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	STAGE 2A ASSESSMENT					
			ed desktop assessment. A red rating for any question			
		uueu a	at this stage as the ratings across Stage 2 will be looked at			
as a whole using planning balance.						
Previously Developed Land						
14	Is the site Previously Developed Land in	R	The site is 100% Greenfield land.			
	accordance with the NPPF definition?					
	• 76% - 100% (G)					
	• 26 - 75% (A)					
	• 25% - 0% (Greenfield) (R)					
	munity					
15	Neighbourhood Planning (only	Yes	The north eastern most part of the Marston Valley site is			
	applicable in designated areas)		located within the designated Neighbourhood Area for			
	Is the site identified as an employment		the Marston Moretaine Neighbourhood Plan.			
	allocation in an emerging Neighbourhood					
	Plan?	<u></u>				
16	Community Consultation	No	n/a			
	Has any community consultation taken					
	place? If yes, provide brief details on the					
	form this consultation took and any overall					
	community response.					
Physi	ical Constraints					
17	Are there any physical constraints or	Α	Brogborough Lake and Lidlington Pit, both within the			
	permanent features which would mean that		site, are designated County Wildlife Sites. The total area			
	less than 40% of the site was developable?		of these sites represents approximately 25% of the total			
	For example, pylons, gas works, sewage		site area.			
	treatment works, topography or wind		6.5% of the total site area is located within FZ 2/3.			
	turbines.					
Relat	ionship to Settlements					
18	Not applicable for sites which adjoin	Α	Scheduled Monument Numbers 204100, 20436, 11547			
	Significant Facilities in the Countryside <sup>6</sup> .		are located close to the site boundary, although not			
	Would development of the site be		within the site. The site is also located 2km north of a			
	complimentary to the existing settlement		Grade 2 registered park and garden. There is potential			
	pattern and would it have a negative impact		for development to negatively impact on the setting of			
	on any historic unique or distinctive		these historic sites.			
	characteristics of the settlement's built or					
	natural form?					
Agric	ultural Land Quality					
19	Would the development impact on high	G	80% Non-agricultural			
	quality agricultural land?		20% - Grade 3: Good to moderate			
	50% or more in non-agricultural					
	land (G)					
	• 50% of more in Grade 3b, 4 or 5					
	(A)					
	• 50% or more in Grade 1, 2 or 3a					
	(R)					
	(11)	l				

#### **STAGE 2B ASSESSMENT** This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 - 33 will be supplied by CBC. **Transport and Access to Services** 20 Distance to Town centre/ Local Centre: R 5.2km to Ampthill town centre Over 5km (R) 2km to 5km (A) Under 2km (G) Distance to bus stops with a frequent G 21 There are bus stops within 400m of the site on Woburn Road, Bedford Road and Station Road. service: • Less than 400m (G)

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	• 400m-800m (A)		
22	<ul> <li>Over 800m (R)</li> <li>Distance to nearest train station:</li> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	G	The site is well served by train stations, with Millbrook, Lidlington, and Ridgmont all within 400m-1km of the site.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the A421, and is approx. 2km from junction 13 of the M1.
Drair	age and Flooding (All sites subject to Seque	ential T	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	A	Potential for the site to provide strategic upstream /over attenuation to relieve pressure on the Elstow Brook, Significant overland flow paths. Consult the IDB and the Forest of Marston Vale Trust on their objectives for flood management in the area.
Envi	onmental Health		•
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Power station on site. Some landfill activity but current use fishing/sailing lake
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Envi	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G/A	Development acceptable if achieved through a landscape led Masterplan and avoids development which would detract from distinctive qualities of the Greensand Ridge or Clay ridge.  Key concerns are the scale of development which risks the loss of identity of existing settlements. Development of vale between A421 and restored Brogborough landfill a concern as development would block views of regenerated landscape and detract from long distance views across vale to Cranfield. Important to limit development close to greensand ridge – open views to escarpment critical to character of both vale and ridge landforms. Development requires 30% tree cover. Could provide landmark of national significance linked to BMK Park.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R	Unsuitable for allocation as site wraps around two Scheduled Monuments This site wraps around two Scheduled Monuments (Thrupp End Moated site and Brogborough Round House Ringwork); it is also firmly within the setting of Moat Farm Scheduled Monument and may have an impact on the settings of the Registered Park and Garden at Ampthill Park, the Ampthill Castle Scheduled Monument and the Houghton House Scheduled Monument. Development would cause substantial harm to the designated heritage assets in proximity and therefore be contrary to para 132 of the NPPF. Please also note para 126 of the NPPF with reference to the duties of Local Planning

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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	1	1	
			Authorities towards the historic environment when
			creating Local Plans. Allocation of this site would
		ļ <u></u>	be inappropriate
29	Ecological Assets	Α	Part of land identified as GCN recolonization area so
	What would the impacts of development be		potential for habitat creation.
	on any biological, geological or ecological		
	assets and are there any opportunities for		
30	their enhancement?  Open space/leisure and GI assets	Α	Area within the Forest of Marston Vale – 30% tree cover
	Are there any potential conflicts with open space or leisure designations?		would be required. Area covers route of B&MK Waterway Park – development would need to deliver the covered section of the Waterway Park. Proposals include the intention of delivering these strategic GI projects. Proposals would need to deliver Parish GI aspirations, including creating a green corridor taking in
			Stewartby Lake, the Millennium Country Park, Marston Pillinge and Brogborough Lake, and creating a green space between Lidlington and the Country Park.  Development of the area for employment would need to allocate significant land with strategic access provision for national scale destination facilities around Brogborough Hill, as a key engineering feature along the B&MK Waterway Park.
			Leisure comments Loss of Station Road recreation grounds and Station Road Play Area. Protection or re-provision of land and facilities required within accessible distance of existing facilities.  Adj to r/o Manor Way Estate and St. Mary's Church and nearby amenity spaces within estate, St Mary's Church Cemetery, Church End Lower School St Mary's Close (Outdoor Sport), Station Road Cemetery and allotments, Land off Woburn Road Inf Rec, Lidlington Community Woodland, Sheeptick End Allotments, Hurst Grove Playing Field, Land off High Street Inf Rec, Bedford Road Small Amenity Spaces and Marston Vale Millennium Country Park. Near to Seathill Plantation, All Saints' Church Cemetery, Village Hall Play Area, High Street/Marston Road Play Area, Ridgeway Road Small Amenity Spaces and Holcot Wood.
Miner	rals and Waste		
31	What would the impacts of development be	Α	Old landfill sites and Mineral Safeguarding Area
•	on safeguarded minerals and waste sites,	, ,	ora ramanii onoo ana minorai oarogaaraniy 7110a
	including mineral safeguarding sites?		
Plann	ing History		
			There is no relevant planning history
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		There is no relevant planning history
Doos	the site continue to next stage?		No
DOCS	the site continue to next stage:		INO

## STAGE 2 ASSESSMENT CONCLUSION

Due to the constraints at the south of the site (re: monuments, wildlife sites, old land fill - now lake), only the north of this site would be appropriate for development. This would significantly reduce the scale of this development, and locate it further from the strategic road network. The boundary of the site would also need to change considerably.

Overall the site is unsuitable for the proposed development, and as such it fails stage 2.

### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability					
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period  Considering the size of the site, what is the		0 – 5 years  More than 15 years			
	indicative build out time?					
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)			
Marke	et Signals					
36	Are there any market factors which would affect deliverability?	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.			
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.			
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	Junction 13 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable. If the mixed use residential proposal comes forward then it may create a need for a local office market; however, this will be in the long term.			
Does t	the site pass this stage?		n/a			

## SUMMARY - to inform the summary spreadsheet

Does the site pass the assessment?

No

This site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at Stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment

- Forecast future demand.
- Achieving a suitable balance between demand and supply.

## Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	
Reference	NLP381
Number	
Site Name	Land to the west of Harlington
Site Address	Toddington Road, Harlington, LU5 6LA
Settlement	Harlington
Size	Submitted Developable Area: 50 ha
	Submitted Whole Site Area: 94 ha
	Measured GIS Area: 93.2691 ha
Proposed Use	The urban extension of Harlington, to provide approximately 1,200 dwellings and approximately 5 ha of employment services.
Any other	
information	
Мар	Farm O Loss Asian South Company Control of the Cont

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAC	STAGE 1A ASSESSMENT			
This	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
Provi	isional Site Capacity			
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	Yes	The whole site does have the capacity to accommodate 40,000 sqm employment; however, the proposal is for 5 ha of employment land, not enough to accommodate the 40,000 sqm.	
Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	20.1% in FZ 2/3	
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 6.9%	
Natio	onally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)	

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area	No	The site is not covered by an
	of Outstanding Natural Beauty?		AONB
Does the site continue to the next stage (yes answers to			No – the proposal is for 5 ha
quest	ions 1, 4, or 5 prevent progression to the next stage)?		employment land

STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .  Intelligent judgement should be used to assess if the site progresses to the next stage.  Critical Infrastructure			
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	R/A/G	It is not thought that any critical infrastructure is required to deliver the site. The site benefits from being located in close proximity to the M1, which has recently benefited from local improvements. The proposal does involve the delivery of utilities and essential access and green infrastructure.
Does	the site continue to next stage?	•	Yes

### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the

HOAL	next stage.				
Avail	ability				
7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowner is intent on developing the site		
9	Are there any legal or ownership problems that could delay or prevent development?  If Yes, can these issues realistically be overcome?	G	No issues		
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions		
Does	the site continue to next stage?		Yes/ No		

## STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

## Greenbelt

11 Is the site located within the Green Belt? Yes 100% Green Belt 12 If answer to question 11 is yes, then does the site lie Yes or Details within one of the parcels which have been identified No

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does	the site continue to next stage?	Yes/ No	

## STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

## STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** Is the site Previously Developed Land in accordance 14 R/A/G Details with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community Neighbourhood Planning (only applicable in 15 Yes/ Details designated areas) No or N/A Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** Yes / Details No Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** 17 Are there any physical constraints or permanent R/A/G Details features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines. **Relationship to Settlements** 18 Not applicable for sites which adjoin Significant R/A/G **Details** Facilities in the Countryside<sup>6</sup>. or N/A Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form? **Agricultural Land Quality**

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

19	9 Would the development impact on high quality agricultural land?		Any relevant additional detail
	50% or more in non-agricultural land (G)		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

STAC	STAGE 2B ASSESSMENT					
This	s stage further assesses the site's suitability using comments from technical specialists. Intelligent					
	ment should be used to assess if the site progresses to	the next	stage. Answers to Q's 25 – 33 will			
	pplied by CBC.					
	sport and Access to Services					
20	Distance to Town centre/ Local Centre:	R/A/G	Details			
	Over 5km (R)					
	<ul> <li>2km to 5km (A)</li> </ul>					
	Under 2km (G)					
21	Distance to bus stops with a frequent service:	R/A/G	Details			
	<ul> <li>Less than 400m (G)</li> </ul>					
	• 400m-800m (A)					
	<ul> <li>Over 800m (R)</li> </ul>					
22	Distance to nearest train station:	R/A/G	Details			
	<ul> <li>Less than 800m (G)</li> </ul>					
	• 800m-1200m (A)					
	Over 1200m (R)					
23	What is the site's proximity to the Strategic Road	R/A/G	Details			
	Network (M1, A1, A421, A5) and Local Road					
	Network (e.g. A6, A507)					
Drain	nage and Flooding (All sites subject to Sequential Te	est)				
25	What is the conclusion of the sequential approach to	R/A/G	To be completed by SFRA			
	site allocations, in regards to flood risk?		Consultants			
	, ,					
	The RAG conclusion relates to the sequential					
	approach, e.g. if green – take forward, if amber -					
	consider further assessment, if red – further					
	assessment needed (L2).					
	The exact wording may change slightly but the					
	approach should remain the same.					
	onmental Health					
26	Contamination	R/A/G	Liaison with Environmental Health			
	Are there any contamination constraints on site and					
	will there be any remediation required?					
27	Adjoining uses	R/A/G	Liaison with Environmental Health			
	Would any adjoining uses have the potential to					
	cause conflict with the proposed use? (for example;					
	noise and smell)					
	onmental Constraints	D/A/C	11:: 51.1 1 200			
28	Landscape character	R/A/G	Liaison with Landscape Officer			
	What would the impacts of development be on the					
	landscape character or setting of the area or any					
	designated landscapes? Would there be any direct					
	or indirect harm to the Area of Outstanding Natural					
20	Beauty or the Nature Improvement Area?	D/A/O	Lipipp with Archanalance and			
29	Heritage/ Archaeology	R/A/G	Liaison with Archaeology and			
	What would the impacts of development be on any		Conservation Officer			
	heritage or archaeological assets and their setting?					
	Are there any opportunities for enhancement of					
	these assets?					

30	Ecological Assets	R/A/G	Liaison with Ecology Officer		
	What would the impacts of development be on any				
	biological, geological or ecological assets and are				
	there any opportunities for their enhancement?				
31	Open space/leisure and GI assets	R/A/G	Liaison with GI Officer and Leisure		
	Are there any potential conflicts with open space or		team, including consideration of		
	leisure designations?		Leisure Strategy.		
Mine	rals and Waste				
32	What would the impacts of development be on	R/A/G	Liaison with M&W Officer		
	safeguarded minerals and waste sites, including				
	mineral safeguarding sites?				
Planr	Planning History				
33	What is the sites planning history? (For example		Details		
	planning applications and submissions to previous				
	Allocations Plans)				
Does	the site continue to next stage?		Yes/ No		

STAGE 2 ASSESSMENT CONCLUSION
Is the site suitable for the proposed development?

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability				
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details		
35	Considering the size of the site, what is the indicative build out time?		Details		
Mark	Market Signals				
36	Are there any market factors which would affect deliverability?	R/A/G	Details		
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details		
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details		
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?				
Does	Does the site pass this stage?  Yes/ No				

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	Yes/ No

Detail			

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

## Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	Site Details			
Reference	NLP382			
Number				
Site Name Barton-le-Clay Northern Extension				
Site Address Land north of Barton-le-Clay between A6 and Higham Road, MK45 4RA				
Settlement Barton le Clay				
Size	Submitted Developable Area: 40 ha (29ha employment area)			
	Submitted Whole Site Area: 70 ha			
	Measured GIS Area: 69.4357 ha			
Proposed Use	Mixed use development to provide northern expansion to Barton-le-Clay of up to			
	1,200 residential units and approximately 29 ha of new employment uses.			
Any other	Residential dwellings at 30 dpha.			
information				
Мар	Profession of the control of the con			

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT					
This s	s stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provi	sional Site Capacity					
1	Does the submitted Developable Area indicate that No The site can accommodate 40,0					
	the site is likely to accommodate less than		sqm employment			
	40,000Sq/m of floorspace? <sup>2</sup>					
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)			
2	Is more than 50% of the site located in Flood Zone 2	No	9.1% in FZ 2/3			
	or 3?					
3	Is more than 50% of the site at risk from surface	No	30 year SW flood risk is 1.4%			
	water flooding?					
Natio	nally significant designations (All sites which reach S	stage 2 be	e subject to detailed assessment)			
4	4 Is more than 50% of the site covered by nationally No The site is not covered by any					
	significant designations? These are: Sites of Special		nationally significant designations			
	Scientific Interest, National Nature Reserves,					
	Scheduled Monuments, Registered Parks and					
	Gardens.					

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to			Yes
questions 1, 4, or 5 prevent progression to the next stage)?			

STAC	SE 1B ASSESSMENT			
	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critic	Critical Infrastructure			
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	This site will require upgrades to the A6, community facilities and a new education facility. The site can deliver these infrastructure improvements, including utilities.	
Does	the site continue to next stage?		Yes	

# STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

next	stage.				
Avai	vailability				
7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All landowners are intent on developing the site		
9	Are there any legal or ownership problems that could delay or prevent development?  If Yes, can these issues realistically be overcome?	G	No issues		
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions		
Does the site continue to next stage?			Yes		

## STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt			
11	Is the site located within the Green Belt?	Yes	91% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no	No	The site is within Green Belt area BC1, which is considered to make a significant contribution to the purposes of the Green Belt.

Study as making only a relatively weak, weak, or no contribution?

13 Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?

No Parcel BC1 is the edge of the Green Belt in this area, and it should be retained to safeguard the countryside from encroachment.

Does the site continue to next stage?

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

## STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAG	GE 2A ASSESSMENT				
	stage further assesses the site's suitability using detailed	d desktor	assessment A red rating for any		
	ion does not mean that the site will be automatically exc				
	2 will be looked at as a whole using planning balance.	naaca at	and stage as and rainings across		
	ously Developed Land				
14	Is the site Previously Developed Land in accordance	R/A/G	Details		
	with the NPPF definition?		2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	• 25% - 0% (Greenfield) (R)				
Comn	nunity				
15	Neighbourhood Planning (only applicable in	Yes/	Details		
	designated areas)	No or	2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
	,	N/A			
	Is the site identified as an employment allocation in				
	an emerging Neighbourhood Plan?				
16	Community Consultation	Yes /	Details		
		No			
	Has any community consultation taken place? If yes,				
	provide brief details on the form this consultation				
	took and any overall community response.				
Physical Constraints					
17	Are there any physical constraints or permanent	R/A/G	Details		
	features which would mean that less than 40% of the				
	site was developable? For example pylons, gas				
	works, sewage treatment works, topography or wind				
Poloti	turbines. ionship to Settlements				
18	Not applicable for sites which adjoin Significant	R/A/G	Details		
10	Facilities in the Countryside <sup>6</sup> .	or N/A	Details		
	acilities in the Country side .	OI IV/A			
	Would development of the site be complimentary to				
	the existing settlement pattern and would it have a				
	negative impact on any historic unique or distinctive				
	characteristics of the settlement's built or natural				
	form?				
Agric	ultural Land Quality				
19		R/A/G	Any relevant additional detail		
	Would the development impact on high quality				
	agricultural land?				
	agricultural land?				

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

#### **STAGE 2B ASSESSMENT** This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. **Transport and Access to Services** Distance to Town centre/ Local Centre: R/A/G 20 **Details** Over 5km (R) 2km to 5km (A) Under 2km (G) 21 Distance to bus stops with a frequent service: R/A/G Details Less than 400m (G) 400m-800m (A) Over 800m (R) 22 Distance to nearest train station: R/A/G Details Less than 800m (G) 800m-1200m (A) Over 1200m (R) What is the site's proximity to the Strategic Road R/A/G 23 Details Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) Drainage and Flooding (All sites subject to Sequential Test) What is the conclusion of the sequential approach to 25 R/A/G To be completed by SFRA site allocations, in regards to flood risk? Consultants The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red - further assessment needed (L2). **Environmental Health** 26 Contamination R/A/G Liaison with Environmental Health Are there any contamination constraints on site and will there be any remediation required? 27 Adjoining uses R/A/G Liaison with Environmental Health Would any adjoining uses have the potential to cause conflict with the proposed use? (for example: noise and smell) **Environmental Constraints** Landscape character R/A/G Liaison with Landscape Officer 28 What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 29 Heritage/ Archaeology R/A/G Liaison with Archaeology and What would the impacts of development be on any Conservation Officer heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets? **Ecological Assets** 30 R/A/G Liaison with Ecology Officer What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? Liaison with GI Officer and Leisure Open space/leisure and GI assets R/A/G 31 Are there any potential conflicts with open space or team, including consideration of

	leisure designations?		Leisure Strategy.
Mine	rals and Waste		
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planr	ning History		
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does	the site continue to next stage?		Yes/ No

STAGE 2 ASSESSMENT CONCLUSION	
Is the site suitable for the proposed development?	

## **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	vability		
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Marke	et Signals		
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does	the site pass this stage?		Yes/ No

SUMMARY – to inform the summary spreadsheet					
Does the site pass the assessment? Yes/ No					
Detail					

The sites that pass through this assessment process will not automatically be allocated for development in

## the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	
Ref No	NLP385
Site Name	Gravenhurst Garden Village
Site Address	Land off Gravenhurst, east of A6, MK45 4NL
Settlement	Silsoe
Size	Submitted Developable Area: 72 ha (29 ha employment)
	Submitted Whole Site Area: 146 ha
	Measured GIS Area: 145.4811 ha
Proposed Use	Mixed use development to provide a new Garden Village north of Barton le Clay, this will
	include up to 2,150 dwellings and around 29ha of employment land.
Additional Info	
Мар	Office Paras Tompoon  Expression  Expressi

## STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAC	GE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	Provisional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Floor	d Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	7% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 2%		
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB		
	the site continue to the next stage (yes answestions 1, 4, or 5 prevent progression to the next)?		Yes		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

STA	STAGE 1B ASSESSMENT				
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent				
judge	judgement should be used to assess if the site progresses to the next stage.				
Critical Infrastructure					
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The infrastructure required for the site includes upgrades to the A6, community and educational facilities. The proposal will provide road improvements and a contribution to utilities provision.		
Does the site continue to next stage?			Yes		

STAG	STAGE 1C ASSESSMENT				
This s	This stage of the assessment rules out sites that are not available. A site is considered available for development				
where	e there are no legal or ownership problems and	the lar	ndowner has expressed an intention to develop the site.		
Intelli	gent judgement should be used to assess if the	site pi	rogresses to the next stage.		
Avail	ability		-		
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All the landowners are intent on developing the site		
9					
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	G	No planning permissions		
Does	Does the site continue to next stage? Yes				

#### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? No The site is not covered by the green belt 12 If answer to question 11 is yes, then does N/A N/A the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? 13 Are there any identified merits to the site or N/A N/A proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances? Does the site continue to next stage? Yes

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

## STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** 14 Is the site Previously Developed Land in R The site comprises 100% Greenfield land. accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** N/A The site is not located within a designated applicable in designated areas) Neighbourhood Planning area. Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** No n/a Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** Are there any physical constraints or G 17 No physical constraints. permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines **Relationship to Settlements** Not applicable for sites which adjoin 18 The site is not located adjacent to an existing settlement Α Significant Facilities in the Countryside<sup>6</sup>. and therefore any impact on existing settlement patterns would be minimal. Would development of the site be However, the site forms part of the setting of Wrest Park, complimentary to the existing settlement a Scheduled Monument and Registered Park and pattern and would it have a negative impact on any historic unique or distinctive The site is bound to the east by a historic fishery and characteristics of the settlement's built or former historic settlement at Higham Gobion and, to the natural form? west by Upbury moated site. Fielden House, Fielden Court and 'Little Ion' (Grade 2 listed properties) lie within the curtilage of the site. The site also frames open views from the west, and the Chilterns AONB. Development of this site therefore has potential to place a negative impact on the setting of the AONB and these historic features. **Agricultural Land Quality** 19 Would the development impact on high R 100% Grade 2: Very good quality agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a

## STAGE 2B ASSESSMENT

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This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

should	d be used to assess if the site progresses to the	e next	stage. Answers to Q's 25 – 33 will be supplied by CBC.
	port and Access to Services		
20	Distance to Town centre/ Local Centre:	R	5.7km to Flitwick town centre
	Over 5km (R)		
	<ul> <li>2km to 5km (A)</li> </ul>		
	Under 2km (G)		
21	Distance to bus stops with a frequent	R	The nearest bus stops are approx. 1.5km to the south in
	service:		Barton-le-Clay
	<ul> <li>Less than 400m (G)</li> </ul>		
	• 400m-800m (A)		
	Over 800m (R)		
22	Distance to nearest train station:	R	Harlington train station is approx. 6km away from the
	• Less than 800m (G)		site.
	• 800m-1200m (A)		
	• Over 1200m (R)		
23	What is the site's proximity to the Strategic	Α	The site is adjacent to the A6
	Road Network (M1, A1, A421, A5) and		
	Local Road Network (e.g. A6, A507)	<u> </u>	
	age and Flooding (All sites subject to Seque		
24	What is the conclusion of the sequential	G	Watercourse on the southern boundary with unknown
	approach to site allocations, in regards to flood risk? <sup>7</sup>		flood extent, may restrict development.
Envir	onmental Health		
25	Contamination	Α	Sewage treatment adjacent to the site
23	Are there any contamination constraints on		Dewage treatment adjacent to the site
	site and will there be any remediation		
	required?		
26	Adjoining uses	Α	Impact of noise, air quality and light on residential
20	Would any adjoining uses have the		receptors and other neighbouring land uses would need
	potential to cause conflict with the proposed		to be considered and evaluated in a feasibility study.
	use? (for example; noise and smell)		This may have limitations in terms of the proposal
	,		
Enviro	 onmental Constraints		
27	Landscape character	R	Development NOT acceptable; Views across vale from
	What would the impacts of development be		AONB /other elevated vantage points. Flat open
	on the landscape character or setting of the		landscape, containing Wrest Park, limited vegetation to
	area or any designated landscapes? Would		screen / contain development.
	there be any direct or indirect harm to the		Flat, open large scale vale landscape, arable fields
	Area of Outstanding Natural Beauty or the		defined by unmanaged hedgerows and very limited tree
	Nature Improvement Area?		cover enabling long distance views across vale.
			Elevated views from the AONB towards north and site
			area similarly from alguetad alguetalla to year \Midex
			area, similarly from elevated clay hills to west. Wider
			setting of Wrest Park and Grade I Registered Park &
			setting of Wrest Park and Grade I Registered Park & Garden a key concern and must be protected /
			setting of Wrest Park and Grade I Registered Park & Garden a key concern and must be protected / conserved. Effective integration and visual mitigation of
			setting of Wrest Park and Grade I Registered Park & Garden a key concern and must be protected / conserved. Effective integration and visual mitigation of scale of development / site cannot be achieved whilst
			setting of Wrest Park and Grade I Registered Park & Garden a key concern and must be protected / conserved. Effective integration and visual mitigation of
			setting of Wrest Park and Grade I Registered Park & Garden a key concern and must be protected / conserved. Effective integration and visual mitigation of scale of development / site cannot be achieved whilst maintaining and enhancing landscape character and openness of vale and protecting key, highly sensitive views.
28	Heritage/ Archaeology	R	setting of Wrest Park and Grade I Registered Park & Garden a key concern and must be protected / conserved. Effective integration and visual mitigation of scale of development / site cannot be achieved whilst maintaining and enhancing landscape character and openness of vale and protecting key, highly sensitive views.  Unsuitable for allocation. Site lies within
28	What would the impacts of development be	R	setting of Wrest Park and Grade I Registered Park & Garden a key concern and must be protected / conserved. Effective integration and visual mitigation of scale of development / site cannot be achieved whilst maintaining and enhancing landscape character and openness of vale and protecting key, highly sensitive views.  Unsuitable for allocation. Site lies within the setting of five Scheduled Monuments
28	What would the impacts of development be on any heritage or archaeological assets	R	setting of Wrest Park and Grade I Registered Park & Garden a key concern and must be protected / conserved. Effective integration and visual mitigation of scale of development / site cannot be achieved whilst maintaining and enhancing landscape character and openness of vale and protecting key, highly sensitive views.  Unsuitable for allocation. Site lies within the setting of five Scheduled Monuments and Wrest Park Grade I Registered Park.
28	What would the impacts of development be	R	setting of Wrest Park and Grade I Registered Park & Garden a key concern and must be protected / conserved. Effective integration and visual mitigation of scale of development / site cannot be achieved whilst maintaining and enhancing landscape character and openness of vale and protecting key, highly sensitive views.  Unsuitable for allocation. Site lies within the setting of five Scheduled Monuments

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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	medieval fisheries and the medieval village earthworks at Higham Gobion. In addition, it lies in the wider setting of Apsley Bury Farm Moat and the Apsley End Moat. All of these sites are Scheduled Monuments (with Wrest also including the Grade I Registered Parkland and Listed buildings). Non-designated multi-period archaeological remains are also known within the proposed allocation area. Allocation and development would cause substantial harm to the setting of the Park and other designated heritage assets and be contrary to 132 of the NPPF. Attention must also be paid to para 126 of the NPPF with reference to the duties of Local Planning Authorities towards the historic environment when creating Local Plans. Allocation of this site would be inappropriate.  Potential impact to farmland species, ecological enhancements identified.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A.	Impact of setting of Wrest Park. Extensive ROW network and watercourse / flood corridors on either side of site. No parish GI plan available for area.  Leisure comments No loss of LS open space. Not adj to or immediately near any LS sites. Further afield: Rushymeade Inf Rec, Barton Road Recreation Ground, Wrest Park (Outdoor Sport), Sharpenhoe Clappers, Barton Hills/Springs National Nature Reserve, Luton Road Sports Field, Barton Rovers FC, Barton-le-Clay Allotments, Ramsey Manor Lower School and Arnold Middle School (Outdoor Sport).
Miner	als and Waste		
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted to the 2014/2015 call for sites.  No other relevant planning history.
Does	the site continue to next stage?		No

## **STAGE 2 ASSESSMENT CONCLUSION**

Development on this site would have a detrimental impact on the setting of the scheduled monuments surrounding it. The landscape impact of development would also be unacceptable, as the character and views would be impacted by any form of development.

Overall the site is considered to have overriding constraints which make it unsuitable to accommodate the proposed development, and as such it fails stage 2.

## **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability				
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		5 – 10 years		
34	Considering the size of the site, what is the indicative build out time?		10 – 15 years		
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)		
Marke	et Signals				
36	Are there any market factors which would affect deliverability?	Α	There are no specific factors at this site that would affect deliverability. The office market in Central Bedfordshire is generally weak, and is weaker further from town centres, therefore this use may not be the most suitable for this location.		
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Nearby employment sites include Faldo Road Industrial Estate and the Wrest Park offices and industrial units, both of which have a 0% vacancy rate. Rents have also been increasing in recent years, suggesting an increased demand for these type of facilities.		
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Alongside the residential development which is proposed, a mix of local office and industrial uses could be a successful use on this site.		
Does	the site pass this stage?		n/a		

## **SUMMARY** – to inform the summary spreadsheet

Does the site pass the assessment?

No

The site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at Stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

## Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details			
Reference	NLP387		
Number			
Site Name	Park and Ride Site Ampthill		
Site Address	Land off Steppingley Road and Station Road, Ampthill, Mk45 2QW		
Settlement	Ampthill		
Size Submitted Developable Area: 16 ha			
	Submitted Whole Site Area: 18 ha		
	Measured GIS Area: 16.5479 ha		
Proposed Use	4/5 ha of the site allocated for employment – no other uses are specified.		
Any other			
information			
Мар	Center Parcs Woburn Forest  Powerlease Car Sales o  Redborne Upper S & Community Co  S  AS07		

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT				
This s	stage of the assessment rules out sites that are too sma	Il or conf	lict with national policy designations.	
Provi	sional Site Capacity			
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	Yes	The whole site areas could accommodate the 40,000 sqm employment floorspace; however, the proposal is for 4/5 ha of the site to be used for employment, this could not accommodate 40,000 sqm.	
Flood	I Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3	
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0.7%	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally	Yes /	The site is not covered by any	
	significant designations? These are: Sites of Special	No	nationally significant designations	

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

	Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area	No	The site is not covered by an
	of Outstanding Natural Beauty?		AONB
Does the site continue to the next stage (yes answers to			No – the proposed employment
questions 1, 4, or 5 prevent progression to the next stage)?			area is under 10 ha.

STAG	STAGE 1B ASSESSMENT			
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .			
Intelligent judgement should be used to assess if the site progresses to the next stage.				
Critical Infrastructure				
6	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> for employment?	R/A/G	Requirements and proposals	
Does	Does the site continue to next stage? Yes/ No			

#### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** 7 What is the existing use of the site? R/A/G Details Would the existing use limit the development potential? 8 Is the land controlled by a developer or land owner R/A/G Details who has expressed an intention to develop the site? 9 Are there any legal or ownership problems that could R/A/G Details delay or prevent development? If Yes, can these issues realistically be overcome? 10 Does the site already have planning permission for R/A/G **Details**

#### Does the site continue to next stage? Yes/ No STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? Yes or Details on coverage No 12 If answer to question 11 is yes, then does the site lie Yes or Details within one of the parcels which have been identified No in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? 13 Are there any identified merits to the site or Yes or **Details** proposed use that may outweigh the harm to the No Green Belt and which may contribute to identification

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

the proposed use?<sup>5</sup>

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	of exceptional circumstances?	
Does the site continue to next stage?		Yes/ No

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAG	STAGE 2A ASSESSMENT				
	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any				
	uestion does not mean that the site will be automatically excluded at this stage as the ratings across				
	2 will be looked at as a whole using planning balance.		3		
	ously Developed Land				
14	Is the site Previously Developed Land in accordance	R/A/G	Details		
	with the NPPF definition?				
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	• 25% - 0% (Greenfield) (R)				
Comr	munity				
15	Neighbourhood Planning (only applicable in	Yes/	Details		
	designated areas)	No or	Botano		
	accignated areas,	N/A			
	Is the site identified as an employment allocation in	,			
	an emerging Neighbourhood Plan?				
16	Community Consultation	Yes /	Details		
		No	2 0.130		
	Has any community consultation taken place? If yes,				
	provide brief details on the form this consultation				
	took and any overall community response.				
Physi	ical Constraints				
17	Are there any physical constraints or permanent	R/A/G	Details		
	features which would mean that less than 40% of the				
	site was developable? For example pylons, gas				
	works, sewage treatment works, topography or wind				
	turbines.				
	ionship to Settlements				
18	Not applicable for sites which adjoin Significant	R/A/G	Details		
	Facilities in the Countryside <sup>6</sup> .	or N/A			
	Would development of the site be complimentary to				
	the existing settlement pattern and would it have a				
	negative impact on any historic unique or distinctive				
	characteristics of the settlement's built or natural				
	form?				
A					
	Agricultural Land Quality				
19	Would the development impact on high quality	R/A/G	Any relevant additional detail		
	agricultural land?				
	50% or more in non-agricultural land (G)  50% of more in Oracle 2b, 4 or 5 (A)				
	• 50% of more in Grade 3b, 4 or 5 (A)				
	• 50% or more in Grade 1, 2 or 3a (R)				

# STAGE 2B ASSESSMENT

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<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. **Transport and Access to Services** 20 Distance to Town centre/ Local Centre: R/A/G **Details** Over 5km (R) 2km to 5km (A) Under 2km (G) Distance to bus stops with a frequent service: R/A/G Details 21 • Less than 400m (G) 400m-800m (A) Over 800m (R) 22 Distance to nearest train station: R/A/G **Details** Less than 800m (G) 800m-1200m (A) Over 1200m (R) 23 What is the site's proximity to the Strategic Road R/A/G **Details** Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) Drainage and Flooding (All sites subject to Sequential Test) 25 What is the conclusion of the sequential approach to R/A/G To be completed by SFRA site allocations, in regards to flood risk? Consultants The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red - further assessment needed (L2). **Environmental Health** Contamination R/A/G Liaison with Environmental Health 26 Are there any contamination constraints on site and will there be any remediation required? R/A/G 27 Liaison with Environmental Health Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) **Environmental Constraints** 28 Landscape character R/A/G Liaison with Landscape Officer What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? R/A/G 29 Heritage/ Archaeology Liaison with Archaeology and What would the impacts of development be on any Conservation Officer heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets? 30 **Ecological Assets** R/A/G Liaison with Ecology Officer What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? 31 Open space/leisure and GI assets R/A/G Liaison with GI Officer and Leisure Are there any potential conflicts with open space or team, including consideration of leisure designations? Leisure Strategy. **Minerals and Waste** 

What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
ning History		
What is the sites planning history? (For example		Details
,		Yes/ No
	safeguarded minerals and waste sites, including mineral safeguarding sites?  ing History	safeguarded minerals and waste sites, including mineral safeguarding sites?  ing History  What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)

STAGE 2 ASSESSMENT CONCLUSION
01/(02 1 /(00200)))2((1 00)(0200))
Is the site suitable for the proposed development?
io the one canada for the proposed development.

## **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability				
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details	
35	Considering the size of the site, what is the indicative build out time?		Details	
Market Signals				
36	Are there any market factors which would affect deliverability?	R/A/G	Details	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details	
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details	
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?			
Does	the site pass this stage?		Yes/ No	

SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment? Yes/ No			
Detail			

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies

- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

### Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	
Reference	NLP388
Number	
Site Name	Barton Urban Extension and Gravenhurst Garden Village
Site Address	Land between Higham Road and Wrest Park, north of Barton le Clay and east of A6, SG5 3HR
Settlement	Silsoe
Size	Submitted Developable Area: 112 ha (29 ha employment) Submitted Whole Site Area: 226 ha Measured GIS Area: 225.5311 ha
Proposed Use	Mixed use development to provide a new Garden Village and urban extension north of Barton le Clay. Linked by a network of green infrastructure and sustainable transport connections. This will provide up to 3,300 dwellings and 29 ha of employment land.
Any other information	
Мар	Hindu of Control

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

This	GE 1A ASSESSMENT stage of the assessment rules out sites that are too sma	ll or conf	lict with national policy designations.
Prov	isional Site Capacity		
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment
Floo	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	8.8% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 3%
Natio	onally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and	No	The site is not covered by any nationally significant designations
5	Gardens.  Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
<b>Does the site continue to the next stage</b> (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

This s	GE 1B ASSESSMENT stage of the assessment rules out sites that are not able gent judgement should be used to assess if the site pro cal Infrastructure		
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The site requires upgrades to the A6, and new community and educational facilities. The proposal will deliver the necessary new roads and contributions to utilities.
Does the site continue to next stage?		Yes	

# STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability**

Does the site continue to next stage?			
	the proposed use? <sup>5</sup>		
10	Does the site already have planning permission for	G	No planning permissions
	If Yes, can these issues realistically be overcome?		
	delay or prevent development?		
9	Are there any legal or ownership problems that could	G	No issues
	who has expressed an intention to develop the site?		developing the site
8	Is the land controlled by a developer or land owner	G	The landowners are intent on
	potential?		
7	What is the existing use of the site? Would the existing use limit the development	G	Greenfield

#### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? Yes Approx. 45% in Green Belt 12 The site is partially within Green If answer to question 11 is yes, then does the site lie No within one of the parcels which have been identified Belt area BC1, which is considered in the Central Bedfordshire and Luton Green Belt to make a significant contribution to Study as making only a relatively weak, weak, or no the purposes of the Green Belt. contribution? 13 Are there any identified merits to the site or No Parcel BC1 is the edge of the

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development. This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Green Belt in this area, and it should be retained to safeguard the countryside from encroachment.
Does the site continue to next stage?	No

### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

	GE 2A ASSESSMENT			
	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any			
	tion does not mean that the site will be automatically exc	cluded at	this stage as the ratings across	
	e 2 will be looked at as a whole using planning balance.			
	iously Developed Land	1		
14	Is the site Previously Developed Land in accordance	R/A/G	Details	
	with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			
	munity			
15	Neighbourhood Planning (only applicable in	Yes/	Details	
	designated areas)	No or		
		N/A		
	Is the site identified as an employment allocation in			
	an emerging Neighbourhood Plan?			
16	Community Consultation	Yes /	Details	
		No		
	Has any community consultation taken place? If yes,			
	provide brief details on the form this consultation			
Di	took and any overall community response.			
Physical Constraints				
17	Are there any physical constraints or permanent	R/A/G	Details	
	features which would mean that less than 40% of the			
	site was developable? For example pylons, gas works, sewage treatment works, topography or wind			
	turbines.			
Relat	tionship to Settlements			
18	Not applicable for sites which adjoin Significant	R/A/G	Details	
.0	Facilities in the Countryside <sup>6</sup> .	or N/A	Details	
	a diminos in the obtainty side .	01 14/71		
	Would development of the site be complimentary to			
	the existing settlement pattern and would it have a			
	negative impact on any historic unique or distinctive			
	characteristics of the settlement's built or natural			
	form?			
Agric	cultural Land Quality			
19	Would the development impact on high quality	R/A/G	Any relevant additional detail	
	agricultural land?			
	50% or more in non-agricultural land (G)			
	• 50% of more in Grade 3b, 4 or 5 (A)			
	• 50% or more in Grade 1, 2 or 3a (R)			

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

#### **STAGE 2B ASSESSMENT** This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services Distance to Town centre/ Local Centre: R/A/G 20 **Details** Over 5km (R) 2km to 5km (A) • Under 2km (G) 21 Distance to bus stops with a frequent service: R/A/G Details • Less than 400m (G) 400m-800m (A) Over 800m (R) R/A/G 22 Distance to nearest train station: Details Less than 800m (G) 800m-1200m (A) Over 1200m (R) 23 What is the site's proximity to the Strategic Road R/A/G **Details** Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) Drainage and Flooding (All sites subject to Sequential Test) What is the conclusion of the sequential approach to 25 R/A/G To be completed by SFRA site allocations, in regards to flood risk? Consultants The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red - further assessment needed (L2). **Environmental Health** Contamination R/A/G Liaison with Environmental Health 26 Are there any contamination constraints on site and will there be any remediation required? 27 **Adjoining uses** R/A/G Liaison with Environmental Health Would any adjoining uses have the potential to cause conflict with the proposed use? (for example: noise and smell) **Environmental Constraints** 28 Landscape character R/A/G Liaison with Landscape Officer What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 29 Heritage/ Archaeology R/A/G Liaison with Archaeology and What would the impacts of development be on any Conservation Officer heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets? 30 **Ecological Assets** R/A/G Liaison with Ecology Officer What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? R/A/G Liaison with GI Officer and Leisure 31 Open space/leisure and GI assets Are there any potential conflicts with open space or team, including consideration of leisure designations? Leisure Strategy.

Miner	rals and Waste		
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION
Is the site suitable for the proposed development?

### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability		
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Marke	et Signals		
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does	the site pass this stage?		Yes/ No

SUMMARY – to inform the summary spreadsheet		
Does the site pass the assessment? Yes/ No		
Detail		

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

### Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details		
Reference	NLP394	
Number		
Site Name	Land west of Mill Road, Cranfield	
Site Address	Land west of Mill Road, Cranfield, Easting: 495716 Northing: 242942	
Settlement	Cranfield	
Size	Submitted Developable Area: Unknown	
	Submitted Whole Site Area: 10.04 ha	
	Measured GIS Area: 9.9443 ha	
Proposed Use	Residential development with associated open space and landscaping with all	
	matters reserved, except for access. 30 dpha.	
Any other		
information		
Мар		

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAC	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	Yes	The site has not been proposed for employment use. It is wholly for residential.		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 1.2%		
Natio	nally significant designations (All sites which reach S	tage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area	No	The site is not covered by an		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

of Outstanding Natural Beauty?	AONB	
Does the site continue to the next stage (yes answers to	No – the site is not proposed for	
questions 1, 4, or 5 prevent progression to the next stage)?	employment	

This s	STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .  Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critic	Critical Infrastructure			
6	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> for employment?	R/A/G	Requirements and proposals	
Does	Does the site continue to next stage? Yes/ No			

# **STAGE 1C ASSESSMENT** This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability**

Avail	ability		
7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development?  If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	R/A/G	Details
Does the site continue to next stage?  Yes/ No			

#### STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review

	Intelligent judgement should be used to assess if the site progresses to the next stage.			
Gree	nbelt			
11	Is the site located within the Green Belt?	Yes or No	Details on coverage	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details	
Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?  Yes or No		Details		
Does the site continue to next stage?			Yes/ No	

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development. <sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

	GE 2A ASSESSMENT		
	stage further assesses the site's suitability using detailed		
	ion does not mean that the site will be automatically exc	cluded at	this stage as the ratings across
	e 2 will be looked at as a whole using planning balance.		
	ously Developed Land		
14	Is the site Previously Developed Land in accordance	R/A/G	Details
	with the NPPF definition?		
	• 76% - 100% (G)		
	• 26 - 75% (A)		
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>		
Comr	munity		
15	Neighbourhood Planning (only applicable in	Yes/	Details
	designated areas)	No or	
		N/A	
	Is the site identified as an employment allocation in		
	an emerging Neighbourhood Plan?		
16	Community Consultation	Yes /	Details
		No	
	Has any community consultation taken place? If yes,		
	provide brief details on the form this consultation		
	took and any overall community response.		
	ical Constraints		
17	Are there any physical constraints or permanent	R/A/G	Details
	features which would mean that less than 40% of the		
	site was developable? For example pylons, gas		
	works, sewage treatment works, topography or wind		
	turbines.		
	ionship to Settlements		
18	Not applicable for sites which adjoin Significant	R/A/G	Details
	Facilities in the Countryside <sup>6</sup> .	or N/A	
	Would development of the site be complimentary to		
	the existing settlement pattern and would it have a		
	negative impact on any historic unique or distinctive		
	characteristics of the settlement's built or natural		
	form?		
_	ultural Land Quality		
19	Would the development impact on high quality	R/A/G	Any relevant additional detail
	agricultural land?		
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

#### STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. **Transport and Access to Services** Distance to Town centre/ Local Centre: R/A/G Details Over 5km (R) 2km to 5km (A) Under 2km (G) Distance to bus stops with a frequent service: 21 R/A/G Details Less than 400m (G) 400m-800m (A) Over 800m (R) 22 Distance to nearest train station: R/A/G Details Less than 800m (G) 800m-1200m (A) Over 1200m (R) What is the site's proximity to the Strategic Road R/A/G 23 Details Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) Drainage and Flooding (All sites subject to Sequential Test) 25 What is the conclusion of the sequential approach to R/A/G To be completed by SFRA site allocations, in regards to flood risk? Consultants The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red - further assessment needed (L2). **Environmental Health** R/A/G Liaison with Environmental Health 26 Contamination Are there any contamination constraints on site and will there be any remediation required? R/A/G 27 Adjoining uses Liaison with Environmental Health Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) **Environmental Constraints** 28 Landscape character R/A/G Liaison with Landscape Officer What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 29 Heritage/ Archaeology R/A/G Liaison with Archaeology and What would the impacts of development be on any Conservation Officer heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets? 30 **Ecological Assets** R/A/G Liaison with Ecology Officer What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? Open space/leisure and GI assets R/A/G | Liaison with GI Officer and Leisure 31

	Are there any potential conflicts with open space or leisure designations?		team, including consideration of Leisure Strategy.
Mine	rals and Waste		
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planr	ning History		
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does	the site continue to next stage?		Yes/ No

STAGE 2 ASSESSMEN	NT CONCLUSION
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Is the site suitable for the proposed development?

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability				
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details		
35	Considering the size of the site, what is the indicative build out time?		Details		
Market Signals					
36	Are there any market factors which would affect deliverability?	R/A/G	Details		
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details		
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details		
39	What is a realistic timeline for the deliverability of the				
	site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?				
Does the site pass this stage?  Yes/ No					
2000	ino ono pado inio diago.		100/110		

SUMMARY – to inform the summary spreadsheet				
Does the site pass the assessment?	Yes/ No			
Detail				

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

### Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details			
Reference	NLP399		
Number			
Site Name	Land at Beeston, Sandy		
Site Address	Land west of the A1, SG19 1PG		
Settlement	Sandy		
Size	Submitted Developable Area: 14.133 ha Submitted Whole Site Area: 14.133 ha Measured GIS Area: 14.113 ha		
Proposed Use	Strategic employment site, estimated employment floorspace as follows: offices (up to 113,000 sqm) and general industrial and warehousing (up to 56,000 sqm).		
Any other information			
Мар	A603 Garden Court All Sandye Place Academy O		

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	STAGE 1A ASSESSMENT				
This s	stage of the assessment rules out sites that are too sma	II or confl	lict with national policy designations.		
Provi	isional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Flood	Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ntial Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes	98.3% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0%		
Natio	nally significant designations (All sites which reach S	stage 2 b	e subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area	No	The site is not covered by an		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

of Outstanding Natural Beauty?	AONB
Does the site continue to the next stage (yes answers to	No – more than 50% of the site is
questions 1, 4, or 5 prevent progression to the next stage)?	in FZ 2/3

STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .  Intelligent judgement should be used to assess if the site progresses to the next stage.  Critical Infrastructure			
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	A	The proposal will detail the road links and improvements required for the development. The only strategic infrastructure expected to be required will be preventative flood risk infrastructure.
Does	Does the site continue to next stage?  Yes		

#### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** What is the existing use of the site? G 100% Greenfield Would the existing use limit the development potential? 8 Is the land controlled by a developer or land owner G All landowners intent on site who has expressed an intention to develop the site? development 9 Are there any legal or ownership problems that could Α Let on a Farm Business Tenancy. delay or prevent development? Recovery of land will be factored If Yes, can these issues realistically be overcome? into the programme for development 10 Does the site already have planning permission for G No planning permissions the proposed use?<sup>5</sup>

#### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt Is the site located within the Green Belt? Not covered by the green belt 11 No If answer to question 11 is yes, then does the site lie 12 N/A N/A within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? 13 Are there any identified merits to the site or N/A N/A proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?

Yes

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undertaken before any sites are allocated.

Does the site continue to next stage?

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAG	STAGE 2A ASSESSMENT				
This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any					
	question does not mean that the site will be automatically excluded at this stage as the ratings across				
	2 will be looked at as a whole using planning balance.				
	ously Developed Land				
14	Is the site Previously Developed Land in accordance	R/A/G	Details		
	with the NPPF definition?				
	• 76% - 100% (G)				
	• 26 - 75% (A)				
	<ul> <li>25% - 0% (Greenfield) (R)</li> </ul>				
	nunity	1			
15	Neighbourhood Planning (only applicable in	Yes/	Details		
	designated areas)	No or			
		N/A			
	Is the site identified as an employment allocation in				
	an emerging Neighbourhood Plan?		D		
16	Community Consultation	Yes /	Details		
		No			
	Has any community consultation taken place? If yes,				
	provide brief details on the form this consultation				
Dhyoi	took and any overall community response.  cal Constraints				
Physi 17		R/A/G	Details		
17	Are there any physical constraints or permanent features which would mean that less than 40% of the	R/A/G	Details		
	site was developable? For example pylons, gas				
	works, sewage treatment works, topography or wind				
	turbines.				
Relati	onship to Settlements				
18	Not applicable for sites which adjoin Significant	R/A/G	Details		
	Facilities in the Countryside <sup>6</sup> .	or N/A			
	•				
	Would development of the site be complimentary to				
	the existing settlement pattern and would it have a				
	negative impact on any historic unique or distinctive				
	characteristics of the settlement's built or natural				
	form?				
	ultural Land Quality				
19	Would the development impact on high quality	R/A/G	Any relevant additional detail		
	agricultural land?				
	50% or more in non-agricultural land (G)				
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> <li>50% or more in Grade 1, 2 or 3a, (R)</li> </ul>				
	• 50% or more in Grade 1 2 of 32 (R)	1			

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

#### **STAGE 2B ASSESSMENT** This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services Distance to Town centre/ Local Centre: R/A/G 20 **Details** Over 5km (R) 2km to 5km (A) • Under 2km (G) 21 Distance to bus stops with a frequent service: R/A/G Details • Less than 400m (G) 400m-800m (A) Over 800m (R) R/A/G 22 Distance to nearest train station: Details Less than 800m (G) 800m-1200m (A) Over 1200m (R) 23 What is the site's proximity to the Strategic Road R/A/G **Details** Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) Drainage and Flooding (All sites subject to Sequential Test) What is the conclusion of the sequential approach to 25 R/A/G To be completed by SFRA site allocations, in regards to flood risk? Consultants The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red - further assessment needed (L2). **Environmental Health** Contamination R/A/G Liaison with Environmental Health 26 Are there any contamination constraints on site and will there be any remediation required? 27 **Adjoining uses** R/A/G Liaison with Environmental Health Would any adjoining uses have the potential to cause conflict with the proposed use? (for example: noise and smell) **Environmental Constraints** 28 Landscape character R/A/G Liaison with Landscape Officer What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 29 Heritage/ Archaeology R/A/G Liaison with Archaeology and What would the impacts of development be on any Conservation Officer heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets? 30 **Ecological Assets** R/A/G Liaison with Ecology Officer What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? R/A/G Liaison with GI Officer and Leisure 31 Open space/leisure and GI assets Are there any potential conflicts with open space or team, including consideration of leisure designations? Leisure Strategy.

Miner	rals and Waste		
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Plann	ning History		
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does	Does the site continue to next stage?		Yes/ No

STAGE 2 ASSESSMENT CONCLUSION
Is the site suitable for the proposed development?

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details	
35	Considering the size of the site, what is the indicative build out time?		Details	
Marke	et Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details	
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details	
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?			
Does	the site pass this stage?		Yes/ No	

SUMMARY – to inform the summary spreadsheet				
Does the site pass the assessment?	Yes/ No			
Detail				

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

### Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details			
Reference	NLP419		
Number			
Site Name	Land east of Arlesey		
Site Address	Approx. SG5 4GL		
Settlement	Arlesey		
Size	Submitted Developable Area: Submitted Whole Site Area: 296 ha Measured GIS Area: 295.83 ha		
Proposed Use	Mixed use development to provide up to 1,500 residential dwellings (at 25-35 dpha), up to 30,000 sqm employment (office and light industrial), a local centre, a retirement village, and a secondary school.		
Any other information			
Мар	Active view of		

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provi	sional Site Capacity				
1	1 Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000 Sq/m of floorspace? <sup>2</sup> The whole site can accommodate 40,000 sqm employment, however the proposal indicates that residential dwellings will dominate this site, and only 30,000 sqm employment would be provided.				
Flood	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0.7%
Natio	nally significant designations (All sites which reach S	tage 2 be	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
<b>Does the site continue to the next stage</b> (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the proposal is residential led and does not provide 40,000 sqm of employment

STA	STAGE 1B ASSESSMENT			
This	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .			
Intell	Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critical Infrastructure				
6	Can the site meet the <b>critical infrastructure</b> requirements that will enable delivery <sup>4</sup> for employment?	R/A/G	Requirements and proposals	
Does the site continue to next stage? Yes/			Yes/ No	

#### **STAGE 1C ASSESSMENT**

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

next s	stage.					
Availability						
7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details			
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details			
9	Are there any legal or ownership problems that could delay or prevent development?  If Yes, can these issues realistically be overcome?	R/A/G	Details			
10	Does the site already have planning permission for the proposed use? <sup>5</sup> R/A/G Details					
Does	Does the site continue to next stage?  Yes/ No					

#### STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

#### Greenbelt

11 Is the site located within the Green Belt? Yes or Details on coverage

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

		No	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does	the site continue to next stage?		Yes/ No

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2A ASSESSMENT** This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** 14 Is the site Previously Developed Land in accordance R/A/G **Details** with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 Neighbourhood Planning (only applicable in Yes/ **Details** designated areas) No or N/A Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** Yes / Details No Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** 17 Are there any physical constraints or permanent R/A/G Details features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines. **Relationship to Settlements** Not applicable for sites which adjoin Significant R/A/G 18 Details Facilities in the Countryside<sup>6</sup>. or N/A Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural

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<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	form?		
Agric	cultural Land Quality		
19	Would the development impact on high quality agricultural land?	R/A/G	Any relevant additional detail
	<ul> <li>50% or more in non-agricultural land (G)</li> </ul>		
	<ul> <li>50% of more in Grade 3b, 4 or 5 (A)</li> </ul>		
	<ul> <li>50% or more in Grade 1, 2 or 3a (R)</li> </ul>		

	GE 2B ASSESSMENT		tackwisel engalelista Jutallinent
	stage further assesses the site's suitability using comme		
	ement should be used to assess if the site progresses to upplied by CBC.	the next	stage. Answers to Q s 25 – 33 will
	sport and Access to Services		
20	Distance to Town centre/ Local Centre:	R/A/G	Details
20	Over 5km (R)	10/4/0	Details
	• 2km to 5km (A)		
	• Under 2km (G)		
21	Distance to bus stops with a frequent service:	R/A/G	Details
<b>4</b> 1	Less than 400m (G)	1070	Details
	• 400m-800m (A)		
	0 000 (D)		
22	Over 800m (R)  Distance to nearest train station:	R/A/G	Details
22	Less than 800m (G)	NAG	Details
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
	• 800m-1200m (A)		
	Over 1200m (R)		
23	What is the site's proximity to the Strategic Road	R/A/G	Details
	Network (M1, A1, A421, A5) and Local Road		
_	Network (e.g. A6, A507)		
	nage and Flooding (All sites subject to Sequential Te		T. I. I. OFDA
25	What is the conclusion of the sequential approach to	R/A/G	To be completed by SFRA
	site allocations, in regards to flood risk?		Consultants
	The DAO conclusion relates to the commental		
	The RAG conclusion relates to the sequential		
	approach, e.g. if green – take forward, if amber -		
	consider further assessment, if red – further		
Envi	assessment needed (L2).		
	Contamination	D/A/C	Liaison with Environmental Health
26	Are there any contamination constraints on site and	R/A/G	
	will there be any remediation required?		
27	Adjoining uses	R/A/G	Liaison with Environmental Health
21	Would any adjoining uses have the potential to	R/A/G	Liaison with Environmental Health
	cause conflict with the proposed use? (for example;		
	noise and smell)		
Envi	ronmental Constraints		
28	Landscape character	R/A/G	Liaison with Landscape Officer
20	What would the impacts of development be on the	IVAG	Liaison with Landscape Officer
	landscape character or setting of the area or any		
	designated landscapes? Would there be any direct		
	or indirect harm to the Area of Outstanding Natural		
	Beauty or the Nature Improvement Area?		
29	Heritage/ Archaeology	R/A/G	Liaison with Archaeology and
23	What would the impacts of development be on any	NAG	Conservation Officer
	heritage or archaeological assets and their setting?		Conservation Officer
	Are there any opportunities for enhancement of		
	Are there any opportunities for enhancement of		

	these assets?			
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer	
31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.	
Mine	rals and Waste	•		
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer	
Planr	Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details	
Does the site continue to next stage?		Yes/ No		

STAGE 2 ASSESSMENT CONCLUSION
Is the site suitable for the proposed development?

### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability			
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details	
35	Considering the size of the site, what is the indicative build out time?		Details	
Market Signals				
36	Are there any market factors which would affect deliverability?	R/A/G	Details	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details	
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details	
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?			
Does the site pass this stage?  Yes/ No			Yes/ No	

# SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes/ No	
Detail		

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

### Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details			
Reference	NLP425		
Number			
Site Name	Land at Boundary Farm		
Site Address	Baldock Road, Stotfold, SG7 5ET		
Settlement	Stotfold		
Size	Submitted Developable Area: 11.8 ha Submitted Whole Site Area: 11.8 ha		
	Measured GIS Area: 12.263 ha		
Proposed Use	Mixed use proposal for the relocation of a visitor/tourist facility onto the western part of the site; and on the eastern parcel it is proposed to provide C1 (hotel), D2 (leisure), and ancillary uses such as A3. It is estimated that the site could accommodate 14,000 sqm of business floorspace.		
Any other information			
Мар	Days Inn Stevenage North  Atimi A507  Asimi Rad Well  Rad Well		

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	STAGE 1A ASSESSMENT			
	stage of the assessment rules out sites that are too sma	II or cont	lict with national policy designations.	
Prov	isional Site Capacity			
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	Yes	Although the whole site is large enough to accommodate 40,000 sqm of employment floorspace, the proposal is for a mixed use scheme, including only 14,000 sqm employment.	
Floo	Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0.7% in FZ 2/3	
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0%	
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special	No	The site is not covered by any nationally significant designations	

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

	Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area	No	The site is not covered by an
	of Outstanding Natural Beauty?		AONB
Does the site continue to the next stage (yes answers to			No – the proposal is not for
questions 1, 4, or 5 prevent progression to the next stage)?			strategic employment

STAG	STAGE 1B ASSESSMENT			
This s	stage of the assessment rules out sites that are not able	to meet	their critical infrastructure needs <sup>3</sup> .	
Intelli	gent judgement should be used to assess if the site pro-	gresses t	o the next stage.	
Critic	Critical Infrastructure			
6	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> for employment?	R/A/G	Requirements and proposals	
Does	the site continue to next stage?	Yes/ No		

#### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** 7 What is the existing use of the site? R/A/G Details Would the existing use limit the development potential? 8 Is the land controlled by a developer or land owner R/A/G Details who has expressed an intention to develop the site? 9 Are there any legal or ownership problems that could R/A/G Details

#### the proposed use?<sup>5</sup> Does the site continue to next stage? Yes/ No STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? Yes or Details on coverage No 12 If answer to question 11 is yes, then does the site lie Yes or Details within one of the parcels which have been identified No in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution? 13 Are there any identified merits to the site or Yes or **Details**

R/A/G

No

**Details** 

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

delay or prevent development?

10

If Yes, can these issues realistically be overcome?

Does the site already have planning permission for

proposed use that may outweigh the harm to the

Green Belt and which may contribute to identification

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	of exceptional circumstances?	
Does	the site continue to next stage?	Yes/ No

### STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

#### STAGE 2A ASSESSMENT This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** Is the site Previously Developed Land in accordance R/A/G Details with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community Neighbourhood Planning (only applicable in 15 Yes/ **Details** designated areas) No or N/A Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** Yes / Details No Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** 17 Are there any physical constraints or permanent R/A/G **Details** features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines. **Relationship to Settlements** Not applicable for sites which adjoin Significant 18 R/A/G **Details** Facilities in the Countryside<sup>6</sup>. or N/A Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form? **Agricultural Land Quality** Would the development impact on high quality R/A/G Any relevant additional detail 19 agricultural land? 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R)

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<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

#### This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. **Transport and Access to Services** Distance to Town centre/ Local Centre: R/A/G Details Over 5km (R) 2km to 5km (A) Under 2km (G) 21 Distance to bus stops with a frequent service: R/A/G Details Less than 400m (G) 400m-800m (A) Over 800m (R) R/A/G 22 Distance to nearest train station: **Details** Less than 800m (G) 800m-1200m (A) Over 1200m (R) What is the site's proximity to the Strategic Road 23 R/A/G Details Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) Drainage and Flooding (All sites subject to Sequential Test) 25 What is the conclusion of the sequential approach to R/A/G To be completed by SFRA site allocations, in regards to flood risk? Consultants The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red – further assessment needed (L2). **Environmental Health** Contamination R/A/G 26 Liaison with Environmental Health Are there any contamination constraints on site and will there be any remediation required? 27 Adjoining uses R/A/G Liaison with Environmental Health Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) **Environmental Constraints** 28 Landscape character R/A/G Liaison with Landscape Officer What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 29 R/A/G Heritage/ Archaeology Liaison with Archaeology and What would the impacts of development be on any Conservation Officer heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets? 30 **Ecological Assets** R/A/G Liaison with Ecology Officer What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement? 31 Open space/leisure and GI assets R/A/G Liaison with GI Officer and Leisure Are there any potential conflicts with open space or team, including consideration of leisure designations? Leisure Strategy.

STAGE 2B ASSESSMENT

Mine	Minerals and Waste					
32	What would the impacts of development be on	R/A/G	Liaison with M&W Officer			
	safeguarded minerals and waste sites, including					
	mineral safeguarding sites?					
Planr	ning History					
33	What is the sites planning history? (For example		Details			
	planning applications and submissions to previous					
	Allocations Plans)					
Does	the site continue to next stage?		Yes/ No			

STAGE 2 ASSESSMENT CONCLUSION	
Is the site suitable for the proposed development?	

### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	evability		
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Marke	et Signals		
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does	the site pass this stage?		Yes/ No

SUMMARY – to inform the summary spreadsheet					
Does the site pass the assessment? Yes/ No					
Detail					

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

• The strategy, vision and objectives proposed in the draft plan

- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

#### Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details					
Ref No	NLP426				
Site Name	North Luton SUE				
Site Address	Land to the north of Luton, between the M1 and the A6 Barton Road, LU3 3AN				
Settlement	Sundon				
Size Submitted Developable Area: 114 ha Submitted Whole Site Area: 282 ha Measured GIS Area: 283 ha					
Proposed Use  Mixed development of approx. 4,000 homes, commercial development of up to 20 ha of employment land, a road link between the M1 and A6, and associated development and facilities.					
Additional Info	Site likely to deliver at around 250-300 dwellings per annum.				
Мар	Letter States  Section  Section  Section  MASSI FARM  Support Fair  Chapter Fair  Chapter Fair  Chapter Fair  Chapter Fair				

### STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

CTAC	DE 4 A ACCECCMENT				
	STAGE 1A ASSESSMENT This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provisional Site Capacity					
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate up to 40,000 sqm employment		
Floor	d Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.2%		
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is partially within the Chilterns AONB, but only 8.8%		
<b>Does the site continue to the next stage</b> (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?		Yes			

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.  Critical Infrastructure			
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The infrastructure likely to be required and which the site will help to deliver includes: M1-A6 Strategic Link Road, educational and community facilities, Green infrastructure and Other development related infrastructure, as required. Much of this infrastructure would not be delivered without the implementation of this site.
Does	Does the site continue to next stage?  Yes		

STAGE 1C ASSESSMENT  This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.				
	ability			
7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield and agricultural land	
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site is under the control of the North Luton Consortium, which includes land owners and developers, as well as others, including Central Bedfordshire Council. All landowners are intent on developing the site.	
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	A	The delivery of the site requires complex land assembly – all the necessary agreements have not been finalised.	
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	Α	Planning permission for a use that is not the proposed use	
Does	Does the site continue to next stage? Yes			

STAG	STAGE 1D ASSESSMENT					
Consu	ultants will evaluate each site which lies within t	he Gre	een Belt in terms of how it meets the five purposes of			
	Belt. This section records the findings of the S					
	gent judgement should be used to assess if the					
Green	, ,					
11	Is the site located within the Green Belt?	Yes	100% Green Belt			
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	The site is located within Green Belt area L1 and L2. L1 is considered to make a relatively weak contribution to the Green Belt; however, the largest proportion of the site, within L2, is considered to make a strategic contribution to the Green Belt.			
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	The site was proposed for release in previous draft DPD's, and was proposed for allocation in the 2014 presubmission development strategy for CBC. In 2015 CBC adopted the North Luton Development Framework to help guide the development of this SUE.				
Does	the site continue to next stage?		Yes			

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<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

Distance to Town centre/ Local Centre:

Over 5km (R) 2km to 5km (A) Under 2km (G)

STAGE 2A ASSESSMENT

#### This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance. **Previously Developed Land** Is the site Previously Developed Land in R The site is 100% Greenfield land. accordance with the NPPF definition? 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) Community 15 **Neighbourhood Planning (only** The site is not located within a designated n/a applicable in designated areas) Neighbourhood Planning area. Is the site identified as an employment allocation in an emerging Neighbourhood Plan? 16 **Community Consultation** No n/a Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response. **Physical Constraints** Are there any physical constraints or The site is 100% Greenbelt land and would therefore 17 permanent features which would mean that require review. less than 40% of the site was developable? The site is partially located within the Chilterns AONB For example, pylons, gas works, sewage (8.8%). treatment works, topography or wind The site lies adjacent to the Sudon Chalk Quarry SSI. turbines **Relationship to Settlements** Not applicable for sites which adjoin Α The site lies immediately north of an existing residential 18 Significant Facilities in the Countryside<sup>6</sup>. settlement and commercial development. Development Would development of the site be could impact on this existing settlement pattern. complimentary to the existing settlement A Scheduled Ancient Monument (Drays Ditches) and a pattern and would it have a negative impact Historic Parks and Garden (Manor Farm) adjoin the site on any historic unique or distinctive to the north. Development of the site could affect the characteristics of the settlement's built or setting of these designations. natural form? **Agricultural Land Quality** 19 Would the development impact on high R 75% Grade 2 - Very good quality agricultural land? 25% Grade 3 – Good to moderate 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 50% or more in Grade 1, 2 or 3a (R) STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 - 33 will be supplied by CBC. **Transport and Access to Services**

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Α

4.9km to Houghton Regis town centre

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service:  • Less than 400m (G)  • 400m-800m (A)  • Over 800m (R)	G	There are bus stops within 400m of the site, these are all located in the residential area to the south.
22	Distance to nearest train station:  Less than 800m (G)  800m-1200m (A)  Over 1200m (R)	R	Leagrave station is the nearest, approx. 2.6km to the south.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	А	The site is adjacent to the M1, although the nearest strategic access point is 2.5km to the south at Junction 11.
Drain	age and Flooding (All sites subject to Seque	ential	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	A	Existing historical flooding to properties south of the site.  Need to establish ownership and long term maintenance measures for the existing ditch that borders the site. This ditch has flooded in the past, causing disruption to neighbouring properties – must not be made worse.
Envi	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Envi	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Development acceptable in some parts according to adopted Luton North Framework Plan; employment not acceptable within context / setting of AONB.  Any development / lands uses must accord with adopted framework plan and ensure development is integrated within and enhances landscape setting via scale, massing, form, design and materials and avoiding more elevated topography. Sites / development areas abutting or within context of AONB, including A6 corridor, are of highest sensitivity; only low density, small development might be accommodated and within appropriate landscape mitigation / setting.  Longer ranging views, including views from the wider AONB, must be taken in to consideration, along with cumulative impact, and appropriate mitigation secured. Opportunity to enhance infrastructure corridors, including the M1, and gateways to development must be included in any development proposals. Landscapes associated with development must accord with the adopted Framework Plan and GI aspirations, including the integration of SuDS and establish high quality, distinctive landscape settings for employers, employees / residents and connected habitats to support wildlife.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets	R	Unsuitable for allocation. Site lies adjacent to a Scheduled Monument. This site lies immediately adjacent to Drays Ditches a

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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	and their setting?		triple ditched Iron Age boundary feature that is a
	Are there any opportunities for		Scheduled Monument. The site also contains multi-
	enhancement of these assets?		period archaeological remains and abuts Sundon
			Park and medieval and post medieval designed
			landscape. Allocation and development would cause
			substantial harm to the setting of Dray's Ditches and be
			contrary to 132 of the NPPF. Attention must
			also be paid to para 126 of the NPPF with reference to
			the duties of Local Planning Authorities towards
			the historic environment when creating Local Plans.
			Allocation of this site would be inappropriate.
29	Ecological Assets	R/A	Farmland species, Chalk habitats, woodland
23	What would the impacts of development be	IV/A	Tamiland Species, Chair Habitats, Woodiand
	on any biological, geological or ecological		
	assets and are there any opportunities for		
	their enhancement?		
30	Open space/leisure and GI assets	R	Direct impact on AONB, impact on its setting. Parish GI
	Are there any potential conflicts with open	1	plan aspirations to link Sundon Wood to Sundon Park,
	space or leisure designations?		and create extensive green corridors linking
	space of leibare designations:		Bramingham Park to George Wood, and Great
			Bramingham Wood to the pockets of woodland to the
			north. Current proposals do not deliver these GI
			aspirations. Extensive RoW network in area.
			aspirations. Extensive Now hetwork in area.
			Leisure comments
			No loss of LS open space.
			Near to Upper Caldecote Playing Field, Biggleswade
			Common, Caldecote Lower School (Outdoor Sport), St
			Andrews Lower School (Outdoor Sport), Franklin
			Recreation Ground, Conservative Club Bowls Green &
			Tennis Courts and Biggleswade United Football Club.
Miner	als and Waste		
31	What would the impacts of development be	G	No issues
	on safeguarded minerals and waste sites,		
	including mineral safeguarding sites?		
Plann	ing History		
32	What is the sites planning history? (For		Although the site was not previously submitted to the
1	example planning applications and		2014/2015 call for sites, it was proposed for allocation in
	submissions to previous Allocations Plans)		the 2014 Pre-Submission Development Strategy for
			Central Bedfordshire. It was not submitted previously as
1			the 2014/15 call for sites was restricted to sites that
			could accommodate up to 500 units.
			A planning permission (CB/15/00979/FULL) for the
			erection of Distribution Centre with associated office
			accommodation, access, earthworks, landscaping,
1			parking and ancillary works is located on a small section
			of the site, adjacent to the M1.
Does	the site continue to next stage?		No

# **STAGE 2 ASSESSMENT CONCLUSION**

Strategic employment development at this site would have a direct impact on the setting of the AONB. Site NLP322 accommodates the same area of land as this site, but does not extend as far to the east and therefore has less of an impact on the AONB. NLP 322 is therefore considered a preferable site for development and thus recommended for allocation in the Local Plan. However, this site (NLP426) however is considered inappropriate for development and therefore fails stage 2.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later

#### stage.

Achie	Achievability			
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		0 – 5 years	
34	Considering the size of the site, what is the indicative build out time?		More than 15 years	
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)	
Marke	et Signals			
36	Are there any market factors which would affect deliverability?	G	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.	
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm. The proposal for this site is for residential and employment. The employment use would be best placed to the north of the existing employment facilities, and nearest the M1.	
Does t	the site pass this stage?		n/a	

### **SUMMARY** – to inform the summary spreadsheet

Does the site pass the assessment?

No

The site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at Stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- · Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	
Ref No	NLP427
Site Name	Land West of A1 (M), Stotfold
Site Address	Stotfold, Hitchin SG5 4NU
Settlement	Stotfold
Size	Submitted Developable Area: ?? ha
	Submitted Whole Site Area: 36.6 ha
	Measured GIS Area: 43.9 ha
Proposed Use	The development of an employment site to provide approx. 100,000 sqm floorspace over 24 units.
Additional Info	
Мар	State College Annual

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT			
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.			
Provis	sional Site Capacity		. , ,	
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment.	
	Risk (All sites which reach Stage 2 will be sub	•	,	
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3	
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0.1%	
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)	
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations	
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB	
	the site continue to the next stage (yes answestions 1, 4, or 5 prevent progression to the next?		Yes	

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>&</sup>lt;sup>2</sup> The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

<b>STAGE 1B ASSESSMENT</b> This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critica	Critical Infrastructure		
6	Can the site meet the <b>critical</b>	G	The site will require the delivery of a new roundabout on
	infrastructure requirements that will the A507. It will provide for new access roads and a		
	enable delivery <sup>4</sup> for employment? contribution to the electrical utilities infrastructure		
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT  This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.			
	ability		
7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	A	There is an existing agricultural tenancy. Recovery of the land would be factored into any programme for delivery
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	Α	Planning permission for a use that is not the proposed use
Does	the site continue to next stage?		Yes

STAG	STAGE 1D ASSESSMENT			
Cons	Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of			
Greer	n Belt. This section records the findings of the S	Strateg	jic Green Belt Review.	
Intelli	gent judgement should be used to assess if the	site pi	rogresses to the next stage.	
Greei	nbelt		•	
11	Is the site located within the Green Belt?	No	Not green belt	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A	
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A	
Does	the site continue to next stage?	•	Yes	

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

#### **STAGE 2A ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	pusly Developed Land			
14	Is the site Previously Developed Land in	R	The site is 100% Greenfield land.	
	accordance with the NPPF definition?			
	• 76% - 100% (G)			
	• 26 - 75% (A)			
	• 25% - 0% (Greenfield) (R)			
	nunity			
15	Neighbourhood Planning (only	N/A	The site is not within a designated Neighbourhood	
	applicable in designated areas)		Planning area.	
	Is the site identified as an employment			
	allocation in an emerging Neighbourhood			
	Plan?			
16	Community Consultation	No	n/a	
	Has any community consultation taken			
	place? If yes, provide brief details on the			
	form this consultation took and any overall community response.			
Dhyei	cal Constraints			
17	Are there any physical constraints or	G	This site is vacant greenfield land without any	
''	permanent features which would mean that	G	contamination issues.	
	less than 40% of the site was developable?		Contamilation issues.	
	For example, pylons, gas works, sewage			
	treatment works, topography or wind			
	turbines.			
Relati	Relationship to Settlements			
18	Not applicable for sites which adjoin	Α	Development of the site may affect the setting of Stotfold	
	Significant Facilities in the Countryside <sup>6</sup> .		Mill, a Grade 2 listed building, located at the west of the	
	Would development of the site be		site. This could be mitigated by suitable buffers, as	
	complimentary to the existing settlement		proposed in the Proposed Site Plan.	
	pattern and would it have a negative impact		The Local Nature Reserve immediately adjacent to the	
	on any historic unique or distinctive		site may also be affected.	
	characteristics of the settlement's built or			
	natural form?			
	ultural Land Quality			
19	Would the development impact on high	R	100% Grade 2: Very good	
	quality agricultural land?			
	50% or more in non-agricultural			
	land (G)			
	<ul> <li>50% of more in Grade 3b, 4 or 5</li> </ul>			
	(A)			
	<ul> <li>50% or more in Grade 1, 2 or 3a</li> </ul>			
	(R)			

# **STAGE 2B ASSESSMENT**

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

	chould be deed to decede in the progresses to the ment stage. The ment of the telephology of the			
Trans	Transport and Access to Services			
20	Distance to Town centre/ Local Centre:	R	3.8km to Letchworth Garden City	
	Over 5km (R)			
	<ul> <li>2km to 5km (A)</li> </ul>			
	<ul> <li>Under 2km (G)</li> </ul>			
21	Distance to bus stops with a frequent	Α	There are bus stops within 500-600m of the site in	
	service:		Stotfold.	
	<ul> <li>Less than 400m (G)</li> </ul>			
	• 400m-800m (A)			
	<ul> <li>Over 800m (R)</li> </ul>			

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	TD: ( (00)	_	
22	<ul> <li>Distance to nearest train station: (20)</li> <li>Less than 800m (G)</li> <li>800m-1200m (A)</li> <li>Over 1200m (R)</li> </ul>	R	Baldock train station is 3km from the site
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the A507 and the A1(M) junction.
Drain	age and Flooding (All sites subject to Seque	ential	Test)
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	G	No issues
	onmental Health		
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features on site. Nature site adjacent
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
	onmental Constraints		
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development of site NOT acceptable; elevated, exposed, long ranging views, providing vital rural setting to Stotfold and Ivel Valley.  Exposed arable site on rising ground, visually distinctive, long ranging views to north and west especially, and south to east. Forms vital landscape / rural setting to Stotfold and highly sensitive, pastoral River Ivel corridor running along western site boundary. Site forms key landscape buffer between Stotfold and A1M.  Development of site would significantly compromise setting of Stotfold and immediate tranquil Ivel valley corridor. Development would be exposed in long ranging views from the north / wider Ivel valley and west including across to Fairfield. Development cannot be mitigated effectively due to character of site or appropriately / in keeping with landscape character.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken.  This site lies within a landscape that contains multi-period archaeological remains and contains a number of cropmarks (identified on the CBC Historic Environment Record) likely to be of archaeological origin. These remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal. proposal to prevent issues with viability.

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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	Grade 2 land, habitat enhancement along river corridor, Borders River Ivel CWS and Stotfold LNR, potential impact to farmland species SPI.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R	Parish GI plan identifies aspiration to protect the existing views/ landscape. Views to Stotfold Mill and Meadows, aspiration to extend Stotfold Mill Meadows.  Leisure comments Loss of Stotfold Green / Open Space Corridor. Protection of site required as direct re-provision not possible. Adjacent to Mill Nature Reserve. Near to Mill Lane Cemetery, Norton Road Allotments, Millennium Green Inf Rec, Prince William's Close Play Area, Malthouse Large Recreation Space & Allotments and Stotfold Academy Church Lane (Outdoor Sport).
Miner	als and Waste		
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was previously submitted to the 2014/2015 call for sites.  (CB/13/03448/FULL) - Planning permission for the erection of building and associated works for the public display of the Saunders Collection of steam engines, fairground rides, mechanical organs and associated memorabilia and change of use from agricultural land to form an extension to the Stotfold Mill Nature Reserve. It is proposed as part of this submission that this permission is moved to the site to the south (NLP425).
Does	the site continue to next stage?		No

## STAGE 2 ASSESSMENT CONCLUSION

This site has an existing planning permission for the Sanders Collection and an extension to the Stotfold Mill Nature Reserve. This permission is in keeping with the Stotfold Mill and would allow the Mill's nature reserve to be extended and improved. The proposal for employment development for the site suggests that the existing permission is moved to the site in the south. However, this would not allow for an extension of the Mill's nature reserve which is considered to be a key component to the proposals, and to provide valuable community benefits. Further, employment development on this site is not supported in landscape terms, as the site is a vital rural area between Stotfold and the A1, with views which should be protected.

Overall the site is unsuitable for the proposed development, and as such it fails stage 2.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	vability	
33	When can the scheme realistically	0 – 5 years
	commence delivery?	
	0 to 5 years (deliverable)	
	• 6 to 10 years	
	• 11 to 15 years	
	• 15 to 20 years	
	Outside Plan Period	
34	Considering the size of the site, what is the	5 – 10 years

	indicative build out time?		
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (10 – 15 years)
Marke	et Signals		
36	Are there any market factors which would affect deliverability?	A	The distribution and logistics markets in Central Bedfordshire is located along the M1, A1, and at Dunstable. The A1 is a secondary market, with lower rents for space being achieved here. Although development of logistics facilities is viable in this location, development is less likely due to the lower rents. There is no office market in this location.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	The nearest cluster of employment uses is located to the south of the site at Letchworth Industrial Area, where a large selection of light industrial units are located. There are few logistic/distribution uses in this area.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Considering the market conditions, the most suitable employment use for this site would be distribution, perhaps with some light industrial units. The site is well positioned at J10 of at A1(M), and could provide much needed distribution space into an area where there is little.
Does t	the site pass this stage?		n/a

### **SUMMARY** – to inform the summary spreadsheet

Does the site pass the assessment?

No

This site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at Stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details				
Ref No	NLP436			
Site Name	West of Luton			
Site Address	Land to the West of Luton, LU1 4AD			
Settlement	Caddington			
Size	Submitted Developable Area: approx. 50% of whole site area			
	Submitted Whole Site Area: 346 ha			
	Measured GIS Area: 338.2919 ha			
Proposed Use	Mixed use development of approx. 5,500 dwellings and employment land to provide 3,450			
	strategic allocation jobs (delivering jobs in line with 0.9 new jobs per household).			
Additional Info				
Мар	EDET FAIL  LUIT  FAREE DITE  TOTALE  TOTALE  SILVED  TOTALE  SILVED  TOTALE  SILVED			

#### STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAG	STAGE 1A ASSESSMENT				
This s	This stage of the assessment rules out sites that are too small or conflict with national policy designations.				
Provis	Provisional Site Capacity				
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	No	The site can accommodate 40,000 sqm employment		
Flood	Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3		
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.1%		
Nationally significant designations (All sites which		reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is on the edge of the Chilterns AONB, but is not covered by it.		

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

Does the site continue to the next stage (yes answers	Yes
to questions 1, 4, or 5 prevent progression to the next	
stage)?	

STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> . Integrating judgement should be used to assess if the site progresses to the next stage.  Critical Infrastructure			
6	Can the site meet the <b>critical</b> infrastructure requirements that will enable delivery <sup>4</sup> for employment?	G	The site is located near the M1 and the Guided Busway, and as such no major infrastructure is required to deliver the site. Given the size of the proposed development local access and general infrastructure improvement will be required.
Does the site continue to next stage?		Yes	

#### STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. Availability 100% Greenfield What is the existing use of the site? G Would the existing use limit the development potential? 8 Is the land controlled by a developer or land G A developer is intent on developing the site owner who has expressed an intention to develop the site? 9 Are there any legal or ownership problems G No issues that could delay or prevent development? If Yes, can these issues realistically be overcome? 10 Does the site already have planning G No planning permissions permission for the proposed use?5 Does the site continue to next stage?

Consu Greer Intelli	STAGE 1D ASSESSMENT  Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.  Greenbelt				
11					
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	The site is within Green Belt area SE2, C1 and L6. Areas C1 and L6 are identified as making a relatively weak contribution to the green belt.		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	The proposed masterplan involves a significant quantum of greenfield land, to enhance the countryside. The M1 would prevent the development from merging with other settlements. The site was also promoted through the joint core strategy and was favoured by Luton BC as part of the joint committee's decision for withdrawing the Joint Core Strategy is 2011. Luton is struggling to meet its housing need, and the delivery of housing comes down to neighbouring authorities through the 'duty to cooperate'.		

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

#### STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

	not mean that the site will be automatically exclude whole using planning balance.	uueu a	at this stage as the ratings across Stage 2 will be looked a
	iously Developed Land		
14	Is the site Previously Developed Land in accordance with the NPPF definition?  • 76% - 100% (G)  • 26 - 75% (A)  • 25% - 0% (Greenfield) (R)	R	The site is 100% Greenfield land.
Com	munity		
15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	No	The site is located within the Cardington and Slip End Designated Neighbourhood Planning area. No sites have yet been allocated.
16	Community Consultation  Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes	Public meetings / presentations
Phys	ical Constraints		
17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	R	The site is 100% within the Greenbelt and would therefore require review.
Relat	tionship to Settlements		
18	Not applicable for sites which adjoin Significant Facilities in the Countryside <sup>6</sup> . Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The Caddington Conversation Area and Grade 2* listed All Saints Church lie near to the site to the west. An English Heritage Registered Park at Luton Hoo is located approximately 300m from the site. Development could affect the setting of these historical designations.
	cultural Land Quality	1	
19	Would the development impact on high quality agricultural land?  • 50% or more in non-agricultural land (G)  • 50% of more in Grade 3b, 4 or 5 (A)  • 50% or more in Grade 1, 2 or 3a (R)	A	100% Grade 3 – Good to moderate

# **STAGE 2B ASSESSMENT** This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 - 33 will be supplied by CBC. **Transport and Access to Services**

20 Distance to Town centre/ Local Centre: Α 3.6km to Dunstable town centre

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

			·	
	<ul><li>Over 5km (R)</li></ul>			
	<ul> <li>2km to 5km (A)</li> </ul>			
	Under 2km (G)			
21	Distance to bus stops with a frequent	G	There are bus stops within 400m of the site on the B450,	
	service:		Woodside Road, and Manor Road.	
	<ul> <li>Less than 400m (G)</li> </ul>			
	• 400m-800m (A)			
	• Over 800m (R)			
22	Distance to nearest train station:	R	The nearest train station is Luton Airport Parkway,	
22		1	approx. 2.5km away.	
	• Less than 800m (G)		approx. 2.5km away.	
	• 800m-1200m (A)			
	Over 1200m (R)			
23	What is the site's proximity to the Strategic	G	The site is adjacent to the M1, and is nearby strategic	
23	Road Network (M1, A1, A421, A5) and		access to the road at Junction 10.	
	Local Road Network (e.g. A6, A507)		access to the road at dunction ro.	
Drains	age and Flooding (All sites subject to Seque	ntial T	Tost)	
24	What is the conclusion of the sequential	G	Some surface water flow paths.	
24	approach to site allocations, in regards to	G	Some surface water now pains.	
	approach to site allocations, in regards to			
Envir	onmental Health			
25	Contamination	G	No significant features	
25		G	No significant features	
	Are there any contamination constraints on			
	site and will there be any remediation			
	required?			
26	Adjoining uses	Α	Impact of noise, air quality and light on residential	
	Would any adjoining uses have the	' `	receptors and other neighbouring land uses would need	
	potential to cause conflict with the proposed		to be considered and evaluated in a feasibility study.	
	use? (for example; noise and smell)		This may have limitations in terms of the proposal	
	doo. (for example, floide and efficil)		This may have immediate in terms of the proposal	
	Environmental Constraints			
27	Landscape character	R	Development NOT acceptable; open rural landscape	
27	Landscape character What would the impacts of development be	R	forming crucial landscape buffer, natural containment of	
27	Landscape character What would the impacts of development be on the landscape character or setting of the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted.	
27	Landscape character What would the impacts of development be on the landscape character or setting of the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted.	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important landscape feature and green setting in views from	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important landscape feature and green setting in views from existing urban areas of Luton. Appropriate and effective	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important landscape feature and green setting in views from existing urban areas of Luton. Appropriate and effective mitigation cannot be achieved given exposed landscape	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important landscape feature and green setting in views from existing urban areas of Luton. Appropriate and effective mitigation cannot be achieved given exposed landscape character / acute changes in topography. Strong	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important landscape feature and green setting in views from existing urban areas of Luton. Appropriate and effective mitigation cannot be achieved given exposed landscape character / acute changes in topography. Strong concerns re. visual impact of any development on wide	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important landscape feature and green setting in views from existing urban areas of Luton. Appropriate and effective mitigation cannot be achieved given exposed landscape character / acute changes in topography. Strong concerns re. visual impact of any development on wide ranging views and resulting in physical and visual	
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important landscape feature and green setting in views from existing urban areas of Luton. Appropriate and effective mitigation cannot be achieved given exposed landscape character / acute changes in topography. Strong concerns re. visual impact of any development on wide ranging views and resulting in physical and visual coalescence of urban masses.	
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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	archaeological remains, including a flight of well preserved medieval earthwork lynchets. It also has potential to produce further evidence of the Palaeolithic landscape that has previously been recorded in the Caddington area. The Caddington Palaeolithic sites are internationally recognised and recent archaeological survey work has suggested that the geological strata of this area is such that deposits capable of bearing Palaeolithic remains could be found anywhere in the locality. Allocation and development must not result in the destruction of the earthwork medieval lynchets (this would contrary to para 135 of the NPPF). The Palaeolithic potential of the site must be fully evaluated prior to any planning submission. The programme of works required would commence with a geophysical survey, to be followed by targeted trial trench evaluation and geotechnical investigation undertaken in the presence of a recognised Geoarchaeologist. (This requirement is in line with para 128 of the NPPF) If Palaeolithic bearing deposits were to be recorded during the evaluation we would require that a scheme of archaeological mitigation works which could include preservation in situ or amended foundation type was agreed prior to the determination of any planning application Badgerdell Wood CWS, impact on farmland species. Opportunities for planned enhancements as such large site.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A/R	Area takes in much of the Caddington to Slip End Heritage Greenway. This would need to be delivered within a multifunctional, strategic scale, attractive green corridor. Caddington and Slip End Gl plan identifies the aspiration to buffer the M1 – more extensive buffering than that shown in the masterplan would be required. Adjacent to Chilterns AONB – would affect setting. Existing areas of woodland would need linking, extending and buffering.  Leisure comments  Overlaps Caddlington Sports & Social Club Manor Road. Protection or re-provision of land and facilities required within accessible distance of existing facilities. Part of major development requiring standalone open space infrastructure.  Adj to Rushmore Close Rec Area, Caddington Village Sch and St Andrews Playing Fields.  Near to Blows Down, All Saints Church Cemetery, Caddington Village Green and the Leisure Gardens. Also near Heathfield Lower Sch (Outdoor Sport).
Miner	als and Waste		тине том том том том (с вишеет время)
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted to the 2014/2015 call for sites.  The site was promoted through the Joint Core Strategy and favoured by Luton BC and part of the Joint Committee's justification for withdrawing the Joint Core Strategy in 2011. Further representations submitted in respect of the Luton Pre-Submission Local Plan in

		December 2015. There is no other relevant planning history
Does the site continue to next stage?		No

#### **STAGE 2 ASSESSMENT CONCLUSION**

The site is not considered appropriate to accommodate the proposed development. Development would have considerable impact on the coalescence of settlements (Caddington and Slip end). Development would also have a detrimental impact on heritage/conservation assets. Site therefore considered unsuitable for development and fails stage 2.

#### **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

When can the scheme realistically commence delivery?   O to 5 years (deliverable)   O to 6 years (deliverable)   O to 7 years (deliverable)   O to 8 years (deliverable)   O to 9 years (del	
indicative build out time?  What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?  Market Signals  Are there any market factors which would affect deliverability?  A Dunstable and the M1 has been a strategic location the development of larger sheds, which have been result of the growth of the national logistics marked. There is therefore a strong market for similar distriction uses in this area. There is a weak office market in Central Bedfordshire, with occupiers preferring to in the bigger cities of Luton or Milton Keynes.	
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37 What is the extent and success of similar A Surrounding employment uses include those at F	en a et. ribution n locate
developments in the market area? Is there an over/under supply?  Way and the industrial and business parks towar south of Luton, as well as the Woodside Industrial in Dunstable. These facilities serve local and nati industrial occupiers, with small scale offices as we distribution units dispersed throughout.	ds the al Estate onal
As this site is adjacent to the M1 and south of Dunstable, it is in a strong market position for dis uses. However, although the office market is gen weak in CBC, this sites location on the edge of L may be suitable for offices. Furthermore, the propresidential led, and therefore the market for office change within an increase in the local population n/a	erally uton oosal is es may

SUMMARY – to inform the summary spreadshee	et .
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Does the site pass the assessment?

No

The site is considered inappropriate for development and therefore fails stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details				
Ref No	NLP443			
Site Name	Land at Old Park Farm			
Site Address	Land at Old Park Farm, Harlington, LU5 6HR			
Settlement	Toddington			
Size	Submitted Developable Area: 90 ha			
	Submitted Whole Site Area: 113 ha			
	Measured GIS Area: 111.3497 ha			
Proposed Use	Strategic employment site serving CBC, comprising of approximately 241,548 sqm			
	warehouse and logistics buildings with ancillary office accommodation.			
Additional Info				
Мар	Heritington Depar Sur			

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	STAGE 1A ASSESSMENT				
This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
Provi	Provisional Site Capacity				
1	Does the submitted Developable Area	No	The site can accommodate 40,000 sqm employment		
	indicate that the site is likely to				
	accommodate less than 40,000Sq/m of				
	floorspace? <sup>2</sup>				
Flood	I Risk (All sites which reach Stage 2 will be sub	ject to	the Sequential Test)		
2	Is more than 50% of the site located in	No	12.2% in FZ 2/3		
	Flood Zone 2 or 3?				
3	Is more than 50% of the site at risk from	No	30-year SW flood risk is 8.2%		
	surface water flooding?				
Natio	nally significant designations (All sites which	reach	Stage 2 be subject to detailed assessment)		
4	Is more than 50% of the site covered by	No	The site is not covered by any nationally significant		
	nationally significant designations? These		designations		
	are: Sites of Special Scientific Interest,				
	National Nature Reserves, Scheduled				
	Monuments, Registered Parks and				
	Gardens.				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

5	Is more than 50% of the site located within	No	The site is not covered by an AONB
	the Area of Outstanding Natural Beauty?		
Does the site continue to the next stage (yes answers			Yes
to questions 1, 4, or 5 prevent progression to the next			
stage)	?		

	STAGE 1B ASSESSMENT				
This s	tage of the assessment rules out sites that are	not ab	le to meet their critical infrastructure needs <sup>3</sup> . Intelligent		
	ment should be used to assess if the site progre				
Critic	Critical Infrastructure				
6	Can the site meet the <b>critical</b>	The necessary strategic infrastructure is already in place			
	infrastructure requirements that will		for the delivery of the site. The proposal will provide the		
	enable delivery <sup>4</sup> for employment?		local access and environmental utilities necessary for a		
	successful development.				
Does	the site continue to next stage?		Yes		

0740						
This st	STAGE 1C ASSESSMENT  This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.					
Availa	, ,	Site p	rogresses to the flext stage.			
7	What is the existing use of the site? Would the existing use limit the development potential?	Greenfield				
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Developer has expressed interest in developing the site and all landowners are intent on development.			
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues			
10	0.00.00					
Does	the site continue to next stage?		Yes			

STAGE 1D ASSESSMENT					
Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.  Intelligent judgement should be used to assess if the site progresses to the next stage.					
Gree	nbelt				
11	Is the site located within the Green Belt?	Yes	100% Green Belt		
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is within Green Belt area H3, and it is considered to make a strategic contribution to the purposes of the green belt.		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	There is considerable need for strategic employment sites to meet the demand for large scale warehousing in CBC, this would justify the sites release from the green belt.		
Does	the site continue to next stage?		Yes		

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT							
	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question						
does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at							
as a whole using planning balance.							
Previously Developed Land							
14	Is the site Previously Developed Land in	R	The site is 100% Greenfield land.				
	accordance with the NPPF definition?						
	• 76% - 100% (G)						
	• 26 - 75% (A)						
	` '						
• 25% - 0% (Greenfield) (R)							
Comm		L N I -	The State of the State of Telephone Michigan I and				
15	Neighbourhood Planning (only	No	The site is located within the Toddington Neighbourhood				
	applicable in designated areas)		Planning area. No sites have yet been allocated to the				
	Is the site identified as an employment		plan.				
	allocation in an emerging Neighbourhood						
	Plan?						
16	Community Consultation	No	Consultation is planned to take place.				
	Has any community consultation taken						
	place? If yes, provide brief details on the						
	form this consultation took and any overall						
	community response.						
Physic	cal Constraints						
17	Are there any physical constraints or	R	12.2% of the site is located within FZ 2/3.				
	permanent features which would mean that		100% of the site is located within the Greenbelt and				
	less than 40% of the site was developable?		would therefore require review.				
	For example, pylons, gas works, sewage		Two PROWs transverse the site. The site also contains				
	treatment works, topography or wind		a series of pylons. Parts of the site have an undulating,				
	turbines.		sloping topography.				
Relatio	onship to Settlements						
18	Not applicable for sites which adjoin	Α	The site includes the Old Park Farmhouse, a Grade 2				
	Significant Facilities in the Countryside <sup>6</sup> .		lusted building. To the north-west of the site is Mill Farm,				
	Would development of the site be		including Mill Farm and Mill Farmhouse, both Grade 2				
	complimentary to the existing settlement		listed buildings. Development could affect the setting of				
	pattern and would it have a negative impact		these heritage assets.				
	on any historic unique or distinctive						
	characteristics of the settlement's built or		The site is located 500m from the Chilterns AONB.				
	natural form?						
	Iltural Land Quality						
19	Would the development impact on high	Α	100% Grade 3 – Good to moderate				
	quality agricultural land?						
	50% or more in non-agricultural						
	land (G)						
	• 50% of more in Grade 3b, 4 or 5						
	·						
	<ul><li>(A)</li><li>50% or more in Grade 1, 2 or 3a</li></ul>						
	<ul> <li>50% or more in Grade 1. 2 or 3a</li> </ul>	1	I and the second				
	(R)						

# STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services 20 Distance to Town centre/ Local Centre: Over 5km (R) STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. Transport and Access to Services 20 Distance to Town centre/ Local Centre: Over 5km (R)

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2km to 5km (A) Under 2km (G)

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent	Α	The nearest bus stops are between 700m-900m away,
	service:		on Harlington Road and Toddington Road.
	<ul><li>Less than 400m (G)</li><li>400m-800m (A)</li></ul>		
	• Over 800m (R)		
22	Distance to nearest train station:	Α	Harlington train station is the nearest, at approx. 900m
	• Less than 800m (G)		away.
	<ul><li>800m-1200m (A)</li><li>Over 1200m (R)</li></ul>		
	, ,		The site is a linear to the NAA - 10 state in a second
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and	G	The site is adjacent to the M1, with strategic access to junction 12.
	Local Road Network (e.g. A6, A507)		junious 12.
	age and Flooding (All sites subject to Seque		
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? <sup>7</sup>	G	Site is located in headwaters of River Flit – discharge of surface water should not exacerbate risk downstream
	onmental Health		
25	Contamination	Α	Landfills on site:
	Are there any contamination constraints on site and will there be any remediation		<ul> <li>Pit 139a (1/1/1980-31/12/1989) inert &amp; industrial waste</li> </ul>
	required?		Old Park Farm (15/7/89-1/9/89) industrial waste
			Former chalk pit/lime works
26	Adjoining uses	Α	Impact of noise, air quality and light on residential
	Would any adjoining uses have the		receptors and other neighbouring land uses would need
	potential to cause conflict with the proposed use? (for example; noise and smell)		to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
	dee: (iei example, nelee and emell)		This may have immade in terms of the proposal
Envir	onmental Constraints		
Enviro	Landscape character	R	Development NOT acceptable: pronounced, open,
	Landscape character What would the impacts of development be	R	elevated site within the setting of the Chilterns AONB.
	Landscape character What would the impacts of development be on the landscape character or setting of the	R	elevated site within the setting of the Chilterns AONB.  Elevated landform highly apparent in local and wider
	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would	R	elevated site within the setting of the Chilterns AONB.
	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	elevated site within the setting of the Chilterns AONB.  Elevated landform highly apparent in local and wider landscape views and especially from elevated Sharpenhoe Clappers escarpment / Chilterns AONB – highest landscape designation requiring same level of
	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the	R	elevated site within the setting of the Chilterns AONB. Elevated landform highly apparent in local and wider landscape views and especially from elevated Sharpenhoe Clappers escarpment / Chilterns AONB – highest landscape designation requiring same level of protection of that of National Parks. Recreational value
	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	elevated site within the setting of the Chilterns AONB. Elevated landform highly apparent in local and wider landscape views and especially from elevated Sharpenhoe Clappers escarpment / Chilterns AONB – highest landscape designation requiring same level of protection of that of National Parks. Recreational value and access of highest sensitivity including PROW and
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	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the	R	elevated site within the setting of the Chilterns AONB. Elevated landform highly apparent in local and wider landscape views and especially from elevated Sharpenhoe Clappers escarpment / Chilterns AONB – highest landscape designation requiring same level of protection of that of National Parks. Recreational value and access of highest sensitivity including PROW and National Trails, amenity must be conserved. Site area to southwest of M1 retains rural, open character and forms setting to Toddington / integral to rising landscape and associated views to the east
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27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?		elevated site within the setting of the Chilterns AONB. Elevated landform highly apparent in local and wider landscape views and especially from elevated Sharpenhoe Clappers escarpment / Chilterns AONB — highest landscape designation requiring same level of protection of that of National Parks. Recreational value and access of highest sensitivity including PROW and National Trails, amenity must be conserved. Site area to southwest of M1 retains rural, open character and forms setting to Toddington / integral to rising landscape and associated views to the east Development of proposed character, scale and form would result in significant detrimental impact on landscape character, views and value — development cannot be mitigated given elevated views.
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27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?  Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for		elevated site within the setting of the Chilterns AONB. Elevated landform highly apparent in local and wider landscape views and especially from elevated Sharpenhoe Clappers escarpment / Chilterns AONB – highest landscape designation requiring same level of protection of that of National Parks. Recreational value and access of highest sensitivity including PROW and National Trails, amenity must be conserved. Site area to southwest of M1 retains rural, open character and forms setting to Toddington / integral to rising landscape and associated views to the east Development of proposed character, scale and form would result in significant detrimental impact on landscape character, views and value – development cannot be mitigated given elevated views.  Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. The site lies within a landscape that is known to contain multi-period archaeological remains dating to the prehistoric, Roman and Saxon periods, some of which have been subject to small scale investigation in the past, therefore, the site has archaeological potential Archaeological potential does

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<sup>&</sup>lt;sup>7</sup> The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			results of an intrusive archaeological field evaluation to
			satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	2x CWS, Poplars Fm & River Flit, biodiversity opportunity area, old field boundaries, hedgerows, scrub and woodland in North. Potential impact on farmland species.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A	Parish GI plan for Harlington identifies the aspiration conserve the river habitats along the River Flit, grassland and woodland at and adjacent to Poplars Nursery - on the north-western edge of this development site, and for the protection of the landscape around Old Park Farm, at the heart of the northern area of the proposed development. Impact on the setting of the Chilterns, and on the Icknield Way long distance footpath and other ROW in the proposed area.  Leisure comments  No loss of LS open space.  Adj to Toddington Borehole and Sundon landfill Site.  Near to Bury Orchard Rec Gnd & Sports Field, Poplars Playing Fields and Harlington Parish Spinney.  Further afield: Sundon Hills Country Park.
Miner	als and Waste		•
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	Currently an inert waste landfill site
Plann	ing History		
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		CB/16/04681/OAC - Outline planning permission, with all matters reserved except for access, for mixed use development comprising: a new football stadium (use class D2), with ancillary stadium-related facilities (including spectator and media facilities, conference rooms, catering facilities and commercial space); residential floorspace (use class C3); flexible educational / community / commercial uses (use class D1/D2/B1(a)); hotel accommodation (use class C1); retail and food and drink (use class A1-A5); a food store (use class A1) car and cycle parking; and associated access, highways, utilities, public realm, landscaping, river works and associated ancillary works and structure. Target decision date 07/11/16. Decided (decision unknown).
Does	the site continue to next stage?		No

#### **STAGE 2 ASSESSMENT CONCLUSION**

The site is considered unsuitable for development in landscape terms, and landscape impacts cannot be mitigated. Further, the site is considered to provide a strategic contribution to the purpose of the green belt. The site is also located within a NP boundary, and the Parish Plan has identified aspirations to protect this landscape.

As such, the site has overriding constraints which make it unsuitable for development. The site fails stage 2.

## **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	Achievability					
33	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		0 – 5 years			
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years			
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)			
Mark	et Signals					
36	Are there any market factors which would affect deliverability?	G	Dunstable has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.			
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.			
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied? the site pass this stage?	G	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm.			
D062	the site pass this stage:		11/a			

# SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

This site fails the assessment at Stage 2. The site is considered unsuitable for development in landscape terms, and landscape impacts cannot be mitigated. Further, the site is considered to provide a strategic contribution to the purpose of the green belt. The site is also located within a NP boundary, and the Parish Plan has identified aspirations to protect this landscape. As such, the site has overriding constraints which make it unsuitable for development.

The site fails stage 2 and is therefore not recommended for strategic employment land allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details	
Reference	NLP450
Number	
Site Name	Tempsford Airfield
Site Address	Land to the north of Tempsford Road, SG19 2JW
Settlement	Tempsford
Size	Submitted Developable Area: 125 ha
	Submitted Whole Site Area: 250 ha
	Measured GIS Area: 205.5802 ha
Proposed Use	Comprehensive mixed use village community of up to 3,750 dwellings, the employment will be delivered in the form of shops, offices, workshops and smaller scale business use appropriate for this part of the country.
Any other	
information	
Мар	

# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

	STAGE 1A ASSESSMENT  This stage of the assessment rules out sites that are too small or conflict with national policy designations.					
	Provisional Site Capacity					
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	Yes	Although the whole site is large enough to accommodate 40,000 sqm employment, the proposal for residential led and small scale employment suggests it cannot accommodate strategic employment land.			
Floor	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	8.7% in FZ 2/3			
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 12.3%			

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

Natio	Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)				
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There is one scheduled monument on the site, the Biggin Wood moated enclosure. Less than 50% of the site is covered by any nationally significant designation.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB		
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?  No – the proposal is strategic employmen					

This s	STAGE 1B ASSESSMENT  This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .  Intelligent judgement should be used to assess if the site progresses to the next stage.  Critical Infrastructure			
6	Can the site meet the critical infrastructure requirements that will enable delivery <sup>4</sup> for employment?	A	Site would need to deliver infrastructure to connect it to the existing railway and road network, and other urban facilities in the area.	
Does	the site continue to next stage?		Yes	

# STAGE 1C ASSESSMENT This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage. **Availability** What is the existing use of the site? 100% Brownfield old wartime

/	what is the existing use of the site?	A	100% Brownneid, old wartime
	Would the existing use limit the development		airfield.
	potential?		S
8	Is the land controlled by a developer or land owner	R/A/G	Details
	who has expressed an intention to develop the site?		
9	Are there any legal or ownership problems that could	R/A/G	Details
	delay or prevent development?		
	, , , , , , , , , , , , , , , , , , ,		
	If Yes, can these issues realistically be overcome?		
10	Does the site already have planning permission for	G	No relevant planning applications
	the proposed use? <sup>5</sup>		. 5
Does	s the site continue to next stage?		Yes/ No

#### STAGE 1D ASSESSMENT Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage. Greenbelt 11 Is the site located within the Green Belt? Yes or Details on coverage No 12 If answer to question 11 is yes, then does the site lie Yes or Details within one of the parcels which have been identified No in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no

<sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development. <sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be

undertaken before any sites are allocated.

Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

13	contribution?  Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does	the site continue to next stage?		Yes/ No

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAC	GE 2A ASSESSMENT							
This s	This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any							
	question does not mean that the site will be automatically excluded at this stage as the ratings across							
	Stage 2 will be looked at as a whole using planning balance.							
	Previously Developed Land							
14	Is the site Previously Developed Land in accordance	R/A/G	Details					
	with the NPPF definition?							
	• 76% - 100% (G)							
	• 26 - 75% (A)							
	• 25% - 0% (Greenfield) (R)							
Com	munity							
15	Neighbourhood Planning (only applicable in	Yes/	Details					
	designated areas)	No or						
		N/A						
	Is the site identified as an employment allocation in							
	an emerging Neighbourhood Plan?							
16	Community Consultation	Yes /	Details					
		No						
	Has any community consultation taken place? If yes,							
	provide brief details on the form this consultation							
	took and any overall community response.							
	ical Constraints	1	,					
17	Are there any physical constraints or permanent	R/A/G	Details					
	features which would mean that less than 40% of the							
	site was developable? For example pylons, gas							
	works, sewage treatment works, topography or wind							
	turbines.							
	ionship to Settlements	T =						
18	Not applicable for sites which adjoin Significant	R/A/G	Details					
	Facilities in the Countryside <sup>6</sup> .	or N/A						
	Would development of the site be complimentary to							
	the existing settlement pattern and would it have a							
	negative impact on any historic unique or distinctive characteristics of the settlement's built or natural							
	form?							
	loini?							
Agric	L cultural Land Quality							
19	Would the development impact on high quality	R/A/G	Any relevant additional detail					
13	agricultural land?	10/70	Any relevant additional detail					

<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

•	50% or more in non-agricultural land (G)	
•	50% of more in Grade 3b, 4 or 5 (A)	
•	50% or more in Grade 1, 2 or 3a (R)	

STAC	STAGE 2B ASSESSMENT							
	This stage further assesses the site's suitability using comments from technical specialists. Intelligent							
	judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will							
	be supplied by CBC.							
	sport and Access to Services							
20	Distance to Town centre/ Local Centre:	R/A/G	Details					
	Over 5km (R)							
	<ul> <li>2km to 5km (A)</li> </ul>							
	<ul><li>Under 2km (G)</li></ul>							
21	Distance to bus stops with a frequent service:	R/A/G	Details					
	<ul> <li>Less than 400m (G)</li> </ul>							
	• 400m-800m (A)							
	• Over 800m (R)							
22	Distance to nearest train station:	R/A/G	Details					
	Less than 800m (G)	, .	2 0.00.00					
	• 800m-1200m (A)							
	• Over 1200m (R)							
22	( )	D/A/O	Deteile					
23	What is the site's proximity to the Strategic Road	R/A/G	Details					
	Network (M1, A1, A421, A5) and Local Road							
<b>D</b> :	Network (e.g. A6, A507)	. 4						
	nage and Flooding (All sites subject to Sequential Te		To be a considered by OFDA					
25	What is the conclusion of the sequential approach to	R/A/G	To be completed by SFRA					
	site allocations, in regards to flood risk?		Consultants					
	The DAC complication related to the consumities							
	The RAG conclusion relates to the sequential							
	approach, e.g. if green – take forward, if amber -							
	consider further assessment, if red – further							
Envir	assessment needed (L2).							
26	Contamination	R/A/G	Liaison with Environmental Health					
20	Are there any contamination constraints on site and	IV/A/G	Liaison with Environmental neatth					
	will there be any remediation required?							
27	Adjoining uses	R/A/G	Liaison with Environmental Health					
	Would any adjoining uses have the potential to	10700	Liaison with Environmental ricatin					
	cause conflict with the proposed use? (for example;							
	noise and smell)							
Envir	ronmental Constraints							
28	Landscape character	R/A/G	Liaison with Landscape Officer					
	What would the impacts of development be on the							
	landscape character or setting of the area or any							
	designated landscapes? Would there be any direct							
	or indirect harm to the Area of Outstanding Natural							
	Beauty or the Nature Improvement Area?							
29	Heritage/ Archaeology	R/A/G	Liaison with Archaeology and					
	What would the impacts of development be on any		Conservation Officer					
	heritage or archaeological assets and their setting?							
	Are there any opportunities for enhancement of							
	these assets?							
30	Ecological Assets	R/A/G	Liaison with Ecology Officer					
	What would the impacts of development be on any							
	biological, geological or ecological assets and are							
	there any opportunities for their enhancement?							
L	and any apportantion for their entire contents	l	1					

31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.
Mine	rals and Waste		
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Plani	ning History		
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does	the site continue to next stage?		Yes/ No

S	<b>FAGE</b>	2	<b>ASSE</b>	ESS	ME	NT	CONCLUSIO	N
_	_	-						

Is the site suitable for the proposed development?

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achie	chievability					
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details			
35	Considering the size of the site, what is the indicative build out time?		Details			
Mark	et Signals					
36	Are there any market factors which would affect deliverability?	R/A/G	Details			
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details			
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details			
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?					
Does	the site pass this stage?		Yes/ No			

SUMMARY – to inform the summary spreadsheet							
Does the site pass the assessment?	Yes/ No						
Detail							

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

# Site Assessment Framework for STRATEGIC EMPLOYMENT<sup>1</sup>

Site Details					
Reference	NLP453				
Number					
Site Name	Land between Luton Rd - Dunstable Rd including Crowbush Farm				
Site Address	Toddington				
Settlement	Toddington				
Size	Submitted Developable Area: approx. 35 ha				
	Submitted Whole Site Area: approximately 50% of whole site				
	Measured GIS Area: 34.51 ha				
Proposed Use	Up to 150-350 residential homes, with associated infrastructure and housing, and the enhancement of the existing employment use on site.				
Any other					
information					
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# STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

This	STAGE 1A ASSESSMENT  This stage of the assessment rules out sites that are too small or conflict with national policy designations.  Provisional Site Capacity						
1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? <sup>2</sup>	Yes	The whole site could accommodate 40,000 sqm of employment; however, the proposal is for a residential led scheme and the masterplan suggests only 50% of the whole site would be developed. The employment floorspace would be complementary to the residential and would not meet the 40,000 sqm.				

<sup>&</sup>lt;sup>1</sup> Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

<sup>2</sup> Use a plot ratio of 40%.

Flood	d Risk (All sites which reach Stage 2 will be subject to the	ne Seque	ential Test)
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0%
Natio	nally significant designations (All sites which reach S	Stage 2 b	e subject to detailed assessment)
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
<b>Does the site continue to the next stage</b> (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the employment will not be strategic

STAG	STAGE 1B ASSESSMENT				
This s	This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs <sup>3</sup> .				
Intelli	Intelligent judgement should be used to assess if the site progresses to the next stage.				
Critic	Critical Infrastructure				
6	Can the site meet the <b>critical infrastructure requirements that will enable delivery</b> <sup>4</sup> for employment?	R/A/G	Requirements and proposals		
Does	the site continue to next stage?		Yes/ No		

#### STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

next	next stage.				
Avail	Availability				
7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details		
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details		
9	Are there any legal or ownership problems that could delay or prevent development?  If Yes, can these issues realistically be overcome?	R/A/G	Details		
10	Does the site already have planning permission for the proposed use? <sup>5</sup>	R/A/G	Details		
Does	the site continue to next stage?		Yes/ No		

#### STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

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<sup>4</sup> This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

<sup>&</sup>lt;sup>3</sup> Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

<sup>&</sup>lt;sup>5</sup> Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

11	Is the site located within the Green Belt?	Yes or No	Details on coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does	s the site continue to next stage?		Yes/ No

# STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

# STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Stage	Stage 2 will be looked at as a whole using planning balance.			
Previ	iously Developed Land			
14	Is the site Previously Developed Land in accordance with the NPPF definition?  • 76% - 100% (G)  • 26 - 75% (A)  • 25% - 0% (Greenfield) (R)	R/A/G	Details	
Com	munity			
15	Neighbourhood Planning (only applicable in designated areas)	Yes/ No or N/A	Details	
	Is the site identified as an employment allocation in an emerging Neighbourhood Plan?			
16	Community Consultation	Yes / No	Details	
	Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.			
Phys	ical Constraints			
17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details	
Relat	Relationship to Settlements			
18	Not applicable for sites which adjoin Significant Facilities in the Countryside <sup>6</sup> .	R/A/G or N/A	Details	
	Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive			

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<sup>&</sup>lt;sup>6</sup> Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	characteristics of the settlement's built or natural form?		
Agric	ultural Land Quality		
19	Would the development impact on high quality agricultural land?	R/A/G	Any relevant additional detail
	• 50% or more in non-agricultural land (G)		
	<ul><li>50% of more in Grade 3b, 4 or 5 (A)</li><li>50% or more in Grade 1, 2 or 3a (R)</li></ul>		

#### STAGE 2B ASSESSMENT This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC. **Transport and Access to Services** 20 Distance to Town centre/ Local Centre: R/A/G Details Over 5km (R) 2km to 5km (A) • Under 2km (G) 21 Distance to bus stops with a frequent service: R/A/G Details Less than 400m (G) • 400m-800m (A) • Over 800m (R) 22 Distance to nearest train station: R/A/G Details Less than 800m (G) 800m-1200m (A) Over 1200m (R) 23 What is the site's proximity to the Strategic Road R/A/G Details Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) Drainage and Flooding (All sites subject to Sequential Test) 25 What is the conclusion of the sequential approach to R/A/G To be completed by SFRA Consultants site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green - take forward, if amber consider further assessment, if red - further assessment needed (L2). **Environmental Health** 26 Contamination R/A/G Liaison with Environmental Health Are there any contamination constraints on site and will there be any remediation required? 27 Adjoining uses R/A/G Liaison with Environmental Health Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell) **Environmental Constraints** 28 Landscape character R/A/G Liaison with Landscape Officer What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area? 29 R/A/G Heritage/ Archaeology Liaison with Archaeology and What would the impacts of development be on any Conservation Officer heritage or archaeological assets and their setting?

	And the management of the formula and a second of				
	Are there any opportunities for enhancement of				
	these assets?				
30	Ecological Assets	R/A/G	Liaison with Ecology Officer		
	What would the impacts of development be on any				
	biological, geological or ecological assets and are				
	there any opportunities for their enhancement?				
24		D/A/C	Lisisan with Ol Officer and Laisuns		
31	Open space/leisure and GI assets	R/A/G	Liaison with GI Officer and Leisure		
	Are there any potential conflicts with open space or		team, including consideration of		
	leisure designations?		Leisure Strategy.		
Miner	als and Waste	•			
32	What would the impacts of development be on	R/A/G	Liaison with M&W Officer		
	safeguarded minerals and waste sites, including				
	mineral safeguarding sites?				
Dlann	Planning History				
	<b>U</b> ,				
33	What is the sites planning history? (For example		Details		
	planning applications and submissions to previous				
	Allocations Plans)				
Does the site continue to next stage?		Yes/ No			

STAGE 2 ASSESSMENT CONCLUSION	
Is the site suitable for the proposed development?	

# **STAGE 3: AVAILABILITY**

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability				
34	When can the scheme realistically commence delivery?  • 0 to 5 years (deliverable)  • 6 to 10 years  • 11 to 15 years  • 15 to 20 years  • Outside Plan Period		Details	
35	Considering the size of the site, what is the indicative build out time?		Details	
Mark	et Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details	
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details	
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details	
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?			
Does	Does the site pass this stage? Yes/ No			

SUMMARY – to inform the summary spreadsheet		
Does the site pass the assessment?	Yes/ No	
Detail		

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.